

MARKET INSIGHTS REPORT

July 2025



Market Analysis

The housing market is one of the largest and most important sectors of the U.S. economy. To understand the trends within the market one must analyze activity both month over month and year-over-year. In this Market Insights Report, MIBOR REALTOR® Association (MIBOR) provides a market analysis of the 17 central Indiana counties within the MIBOR service area by creating a single, timely, reliable source of data.

In this report, MIBOR has separated townhouse/condo inventory and properties for lease from the aggregated totals. This decision was made to add clarity to the data as the single-family residential segment is typically the focus. However, as our research shows, walkable neighborhoods with mixed use property types are becoming a consumer preference and a good investment for municipalities. Given this information, we have added a section to the report to address condos and “condo lifestyle” as it is defined within our data.

To create a comprehensive view of the market, MIBOR has scheduled the data pull to happen on the 5th day of the month for the prior month. After review, the completed reports are posted by the second Friday of the month at mibor.com/marketinsights.

After analysis of July 2025 data, this is what our experts are saying:

In July, the median sales price for single-family homes in central Indiana remained at the all-time high of \$325,000, an increase of 6.6% over last year and flat from the previous month. In the MIBOR BLC® service area 12 out of 17 counties listed positive price changes in July compared to a year ago including Hamilton, Hendricks, Johnson, and Marion counties. The median sales price for condominiums was \$235,000, an increase of 1.3% from last July, but down 0.8% from last month.

“The housing market continues to adjust and respond through the fluctuations in mortgage rates,” says MIBOR CEO Shelley Specchio. “Weakening jobs numbers will likely result in slightly lower rates through the back half of the year, which – coupled with more inventory – should provide some relief in affordability.”

July’s closed sales were down 2.7% over last year with 2,851 sales, and down 6.3% from June. Pending sales were positive, up 15.8% over last July and up 6.3% from the previous month. Pending sales increased in 14 of the 17 counties in the service area including Bartholomew, Hendricks, Johnson, and Marion counties. The typical listing received 98.5% of the asking price, down slightly from 98.7% last July. Closed sales for condominiums increased 8.6% year-over-year to 203.

New listings grew year-over-year for the fifth consecutive month, up 3.3% from last year, but declined 4.1% from June. The median days on the market grew to 17 days, up from 12 days last July. Active inventory increased 21.9% over last year with 5,656 single-family homes for sale, reflecting a 2.0-month supply. Active inventory increased, on a year-over-year basis, in 14 of the 17 counties in the BLC® service area. In the condominium market, active inventory rose 39.1% over last year to 502 listings.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in June decreased 2.7% from May to a seasonally adjusted annual rate of 3.93 million. Year-over-year, sales were flat from June 2024. The median existing home price for all housing types in June was \$435,300, up 2.0% from last year.

“High mortgage rates are causing home sales to remain stuck at cyclical lows,” said NAR Chief Economist Lawrence Yun. “If the average mortgage rates were to decline to 6%, our scenario analysis suggests an additional 160,000 renters becoming first-time homeowners and elevated sales activity from existing homeowners.” Total housing inventory at the end of June was 1.53 million units, down 0.6% from May but up 15.9% from one year ago (1.32 million). Unsold inventory sits at a 4.7-month supply at the current sales pace, up from 4.6 months in May and 4 months in June 2024.

Year-over-year data for July:

- An increase in Median Sales Price of 6.6% to \$325,000
- Average days on market increased 21.9% at 39
- Current active listings increased 21.9% to 5,656

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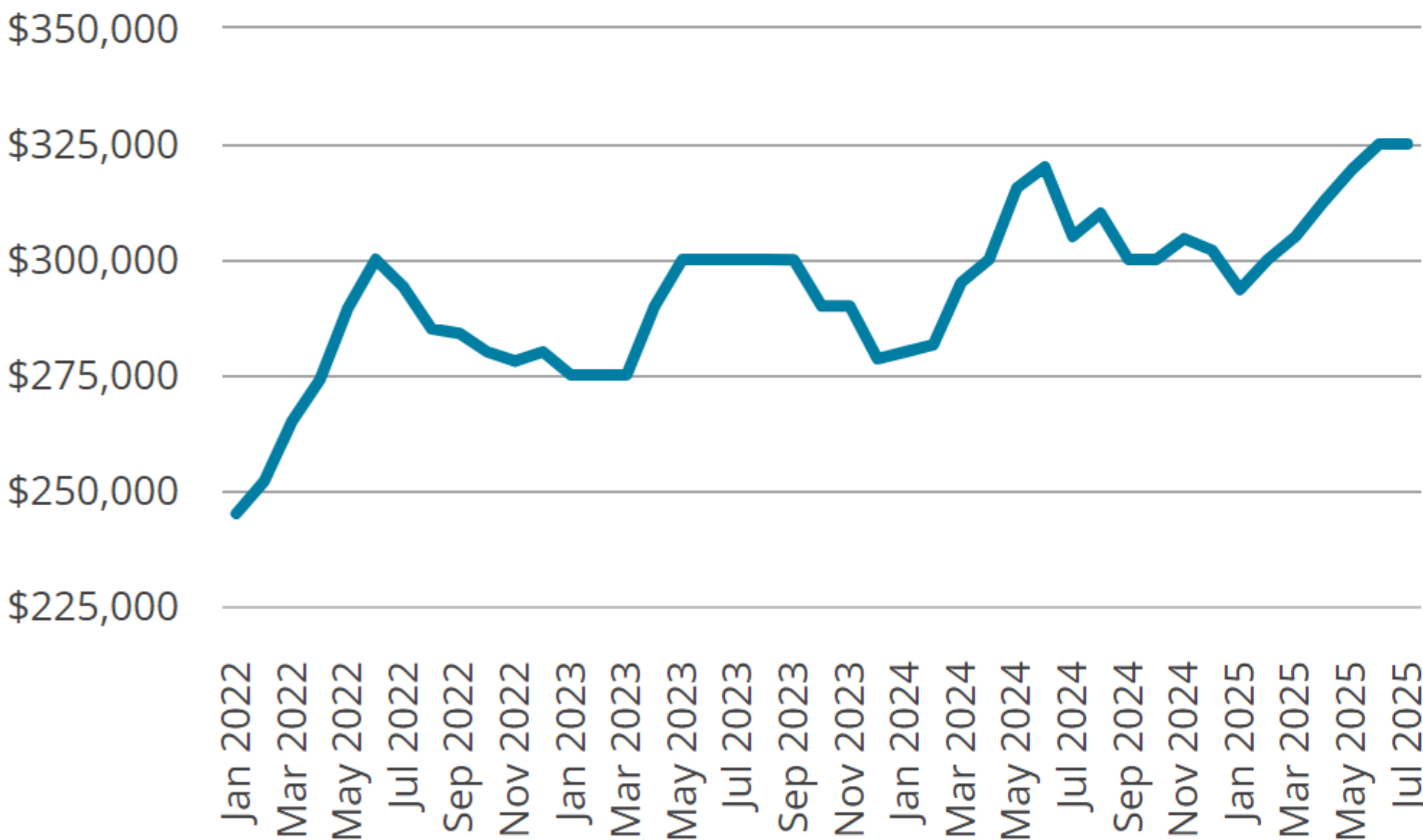


MIBOR Market Summary

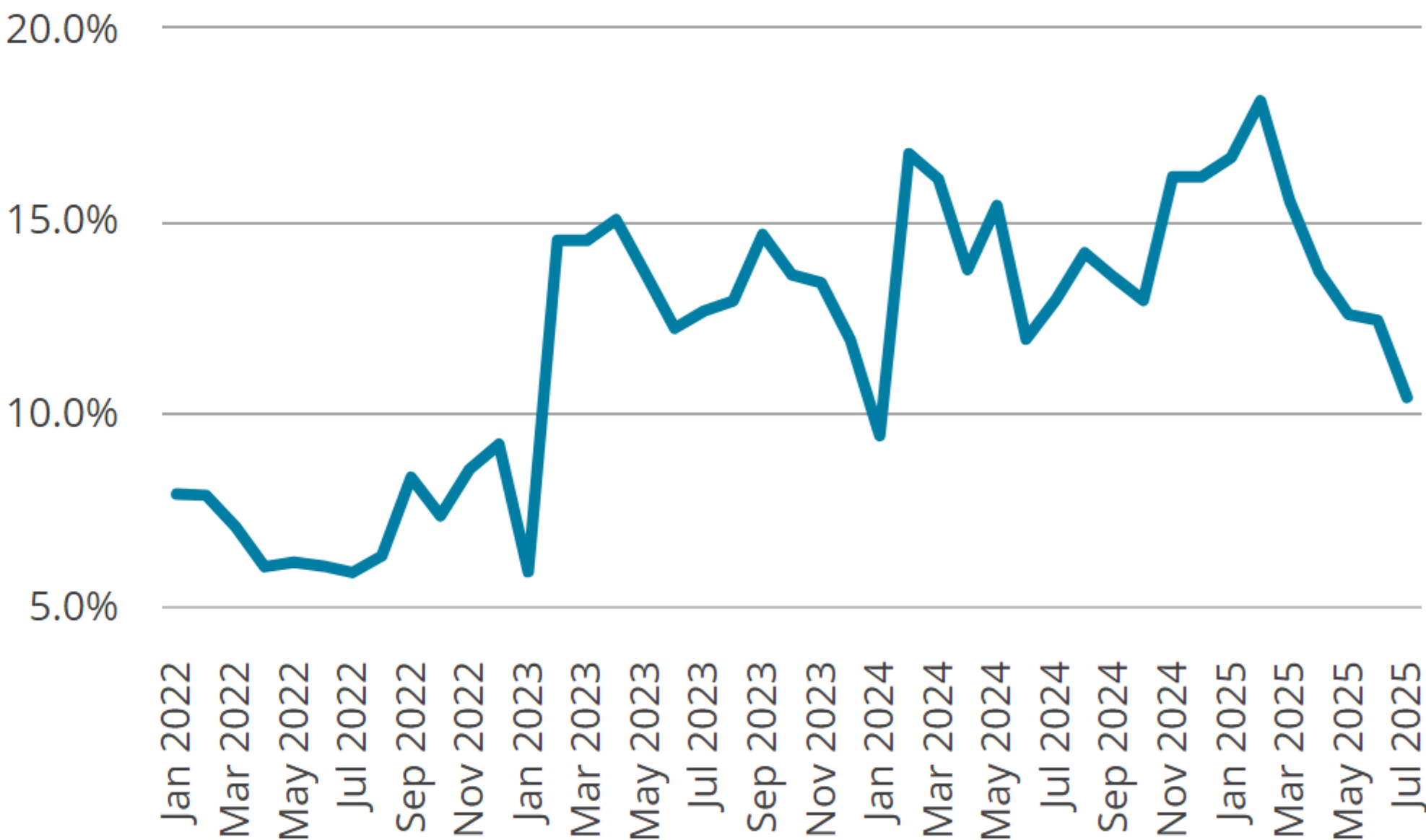
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$325,000	\$325,000	↗ 0.00%	\$305,000	↗ 6.56%	\$315,000	\$300,000	↗ 5.00%
New Construction Sales Price	\$399,990	\$397,250	↗ 0.01%	\$395,000	↗ 0.01%	\$395,000	\$389,995	↗ 0.01%
Closed Sales	2,851	3,043	↘ -6.31%	2,929	↘ -2.66%	17,389	17,228	↗ 0.93%
New Listings	3,480	3,627	↘ -4.05%	3,370	↗ 3.26%	22,689	21,553	↗ 5.27%
Pending Sales	2,955	2,781	↗ 6.26%	2,553	↗ 15.75%	18,839	18,287	↗ 3.02%
Median Days on Market	17	11	↗ 54.55%	12	↗ 41.67%	14	11	↗ 27.27%
Average Days on Market	39	31	↗ 23.37%	32	↗ 21.89%	41	38	↗ 7.31%
Price per Square Foot	\$164	\$164	↗ 0.00%	\$161	↗ 1.86%	\$161	\$157	↗ 2.55%
% of List Price Received	98.5%	98.5%	↗ 0.01%	98.7%	↘ -0.17%	98.4%	98.4%	↘ -0.03%
Active Inventory	5,656	5,463	↗ 3.53%	4,639	↗ 21.92%	--	--	--
Months Supply of Inventory	2.0	1.8	↗ 10.51%	1.6	↗ 25.26%	--	--	--

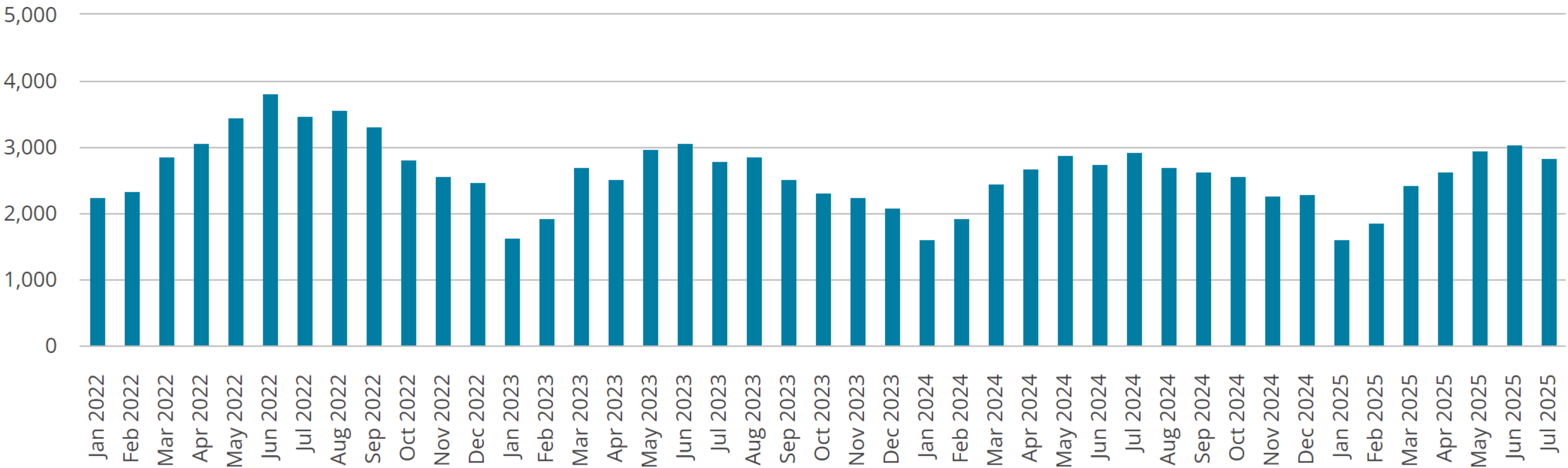
Median Sales Price



Percentage New Construction



Number of Closed Sales

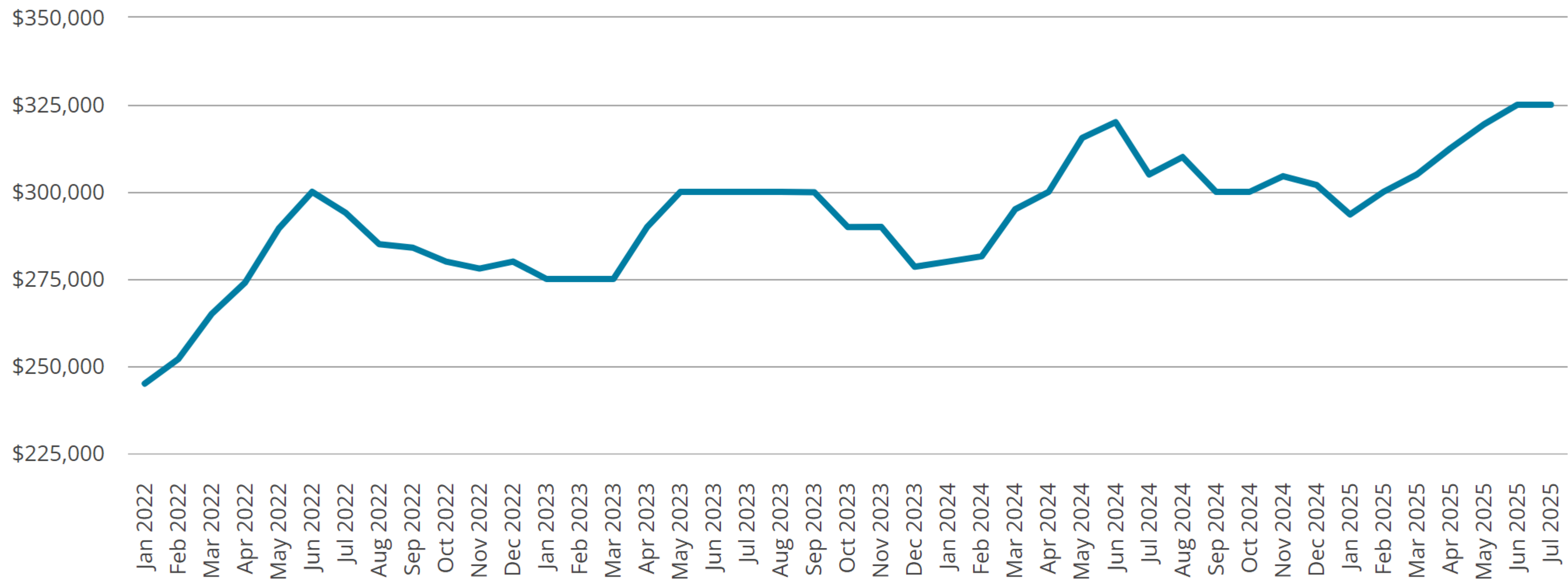


Median Sales Price

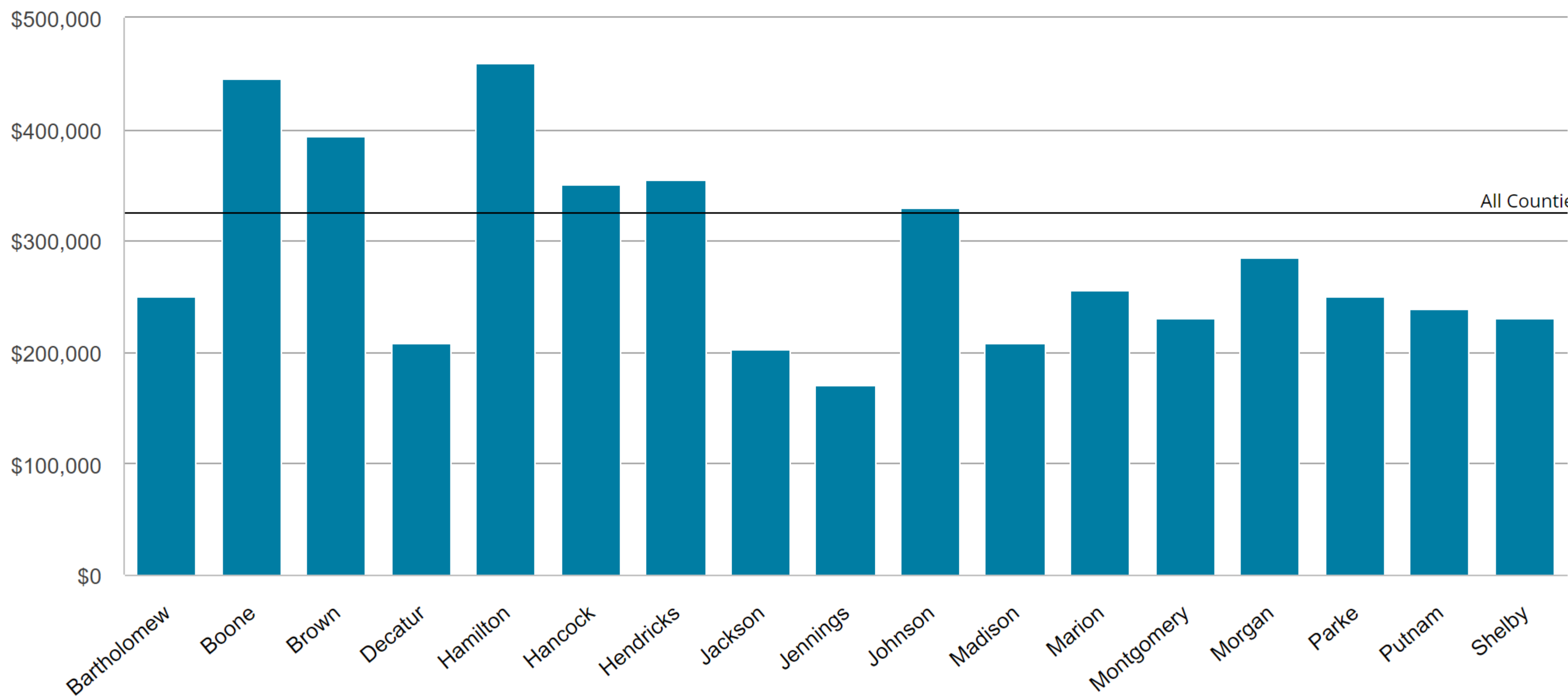
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

July 2025	Month over Month Change		Year over Year Change		Year to Date Change	
\$325,000	>>	0.0%	>	6.6%	>	5.0%

Historical Activity



County Comparison

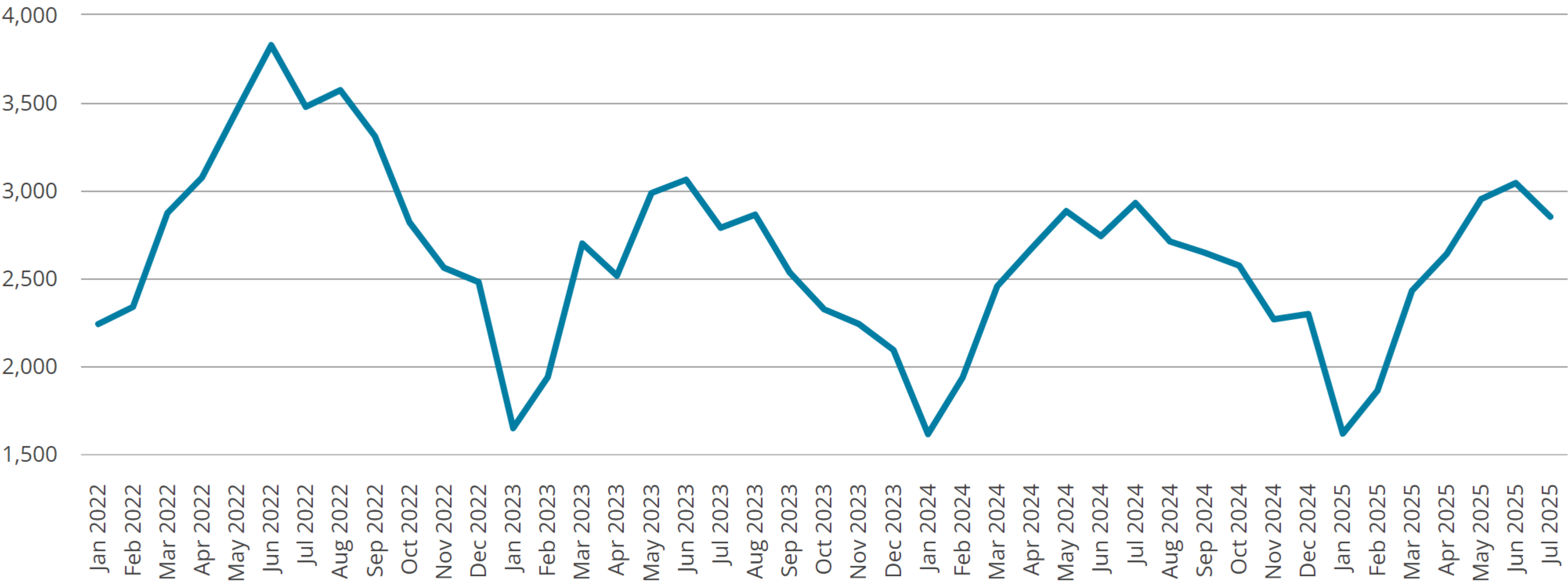


Closed Sales

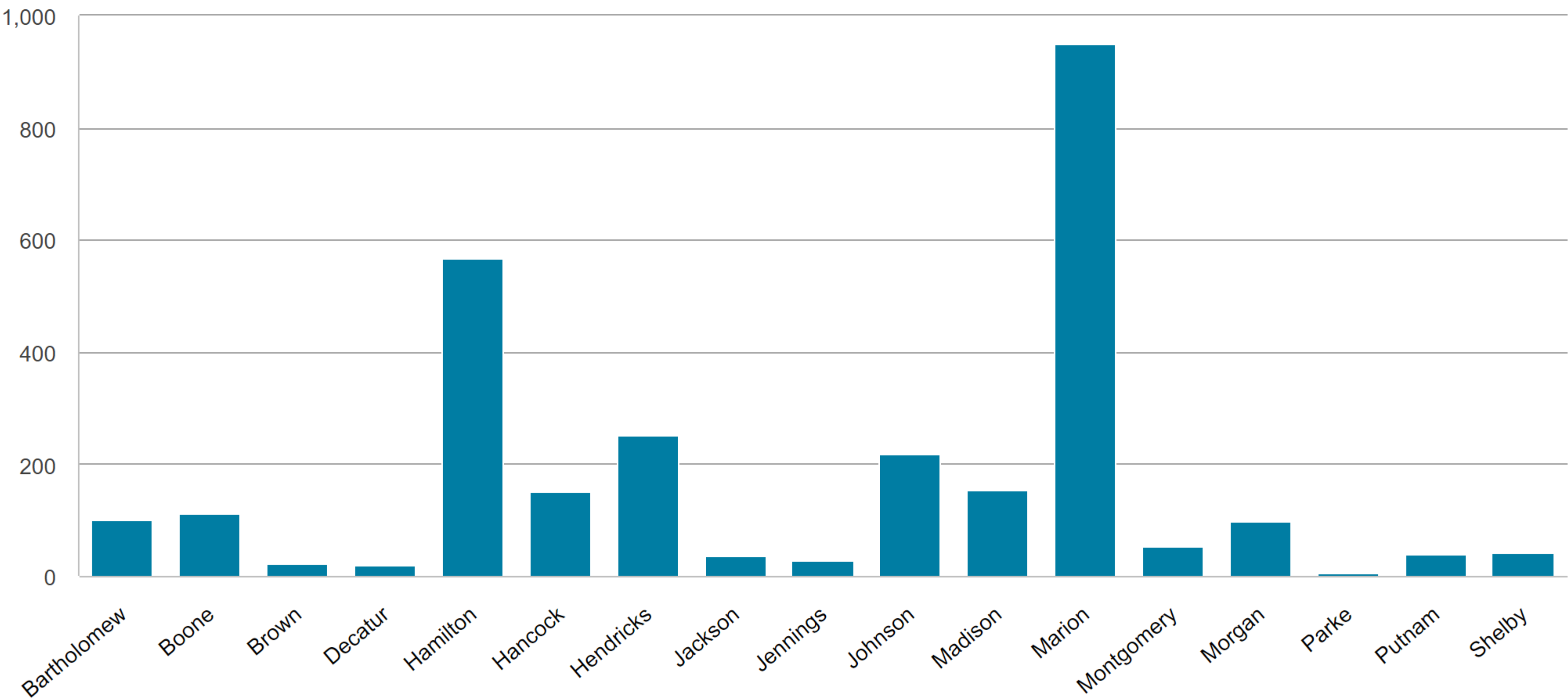
The number of properties that actually sold.

July 2025	Month over Month Change		Year over Year Change		Year to Date Change	
2,851	⬇️	-6.3%	⬇️	-2.7%	⬆️	0.9%

Historical Activity



County Comparison

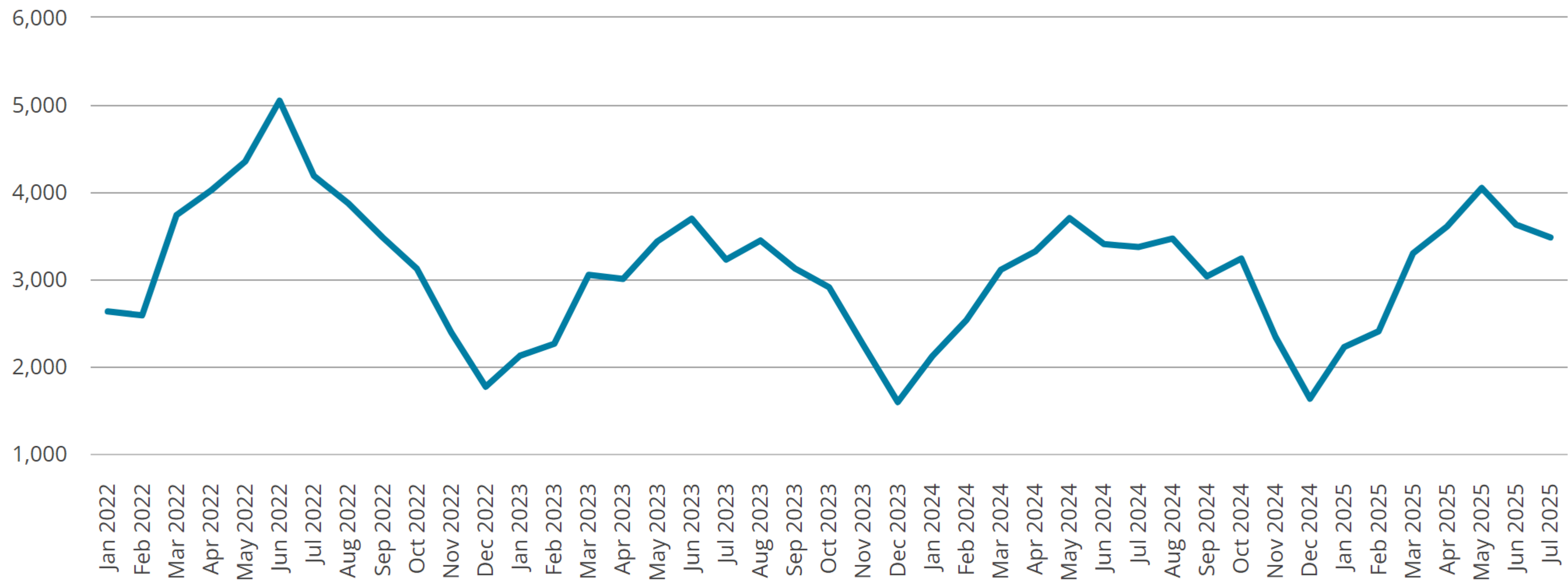


New Listings

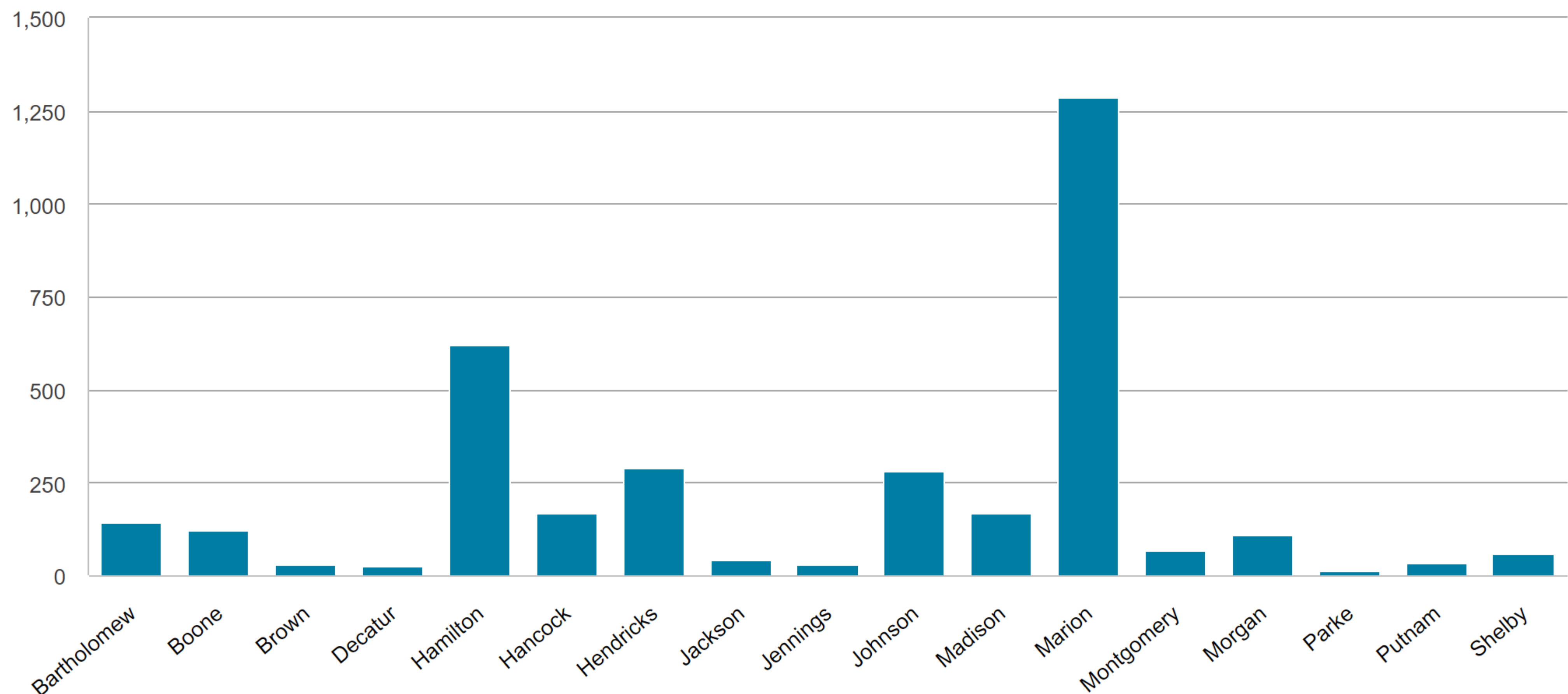
The number of properties listed regardless of current status.

July 2025	Month over Month Change		Year over Year Change		Year to Date Change	
3,480	⬇️	-4.1%	⬆️	3.3%	⬆️	5.3%

Historical Activity



County Comparison

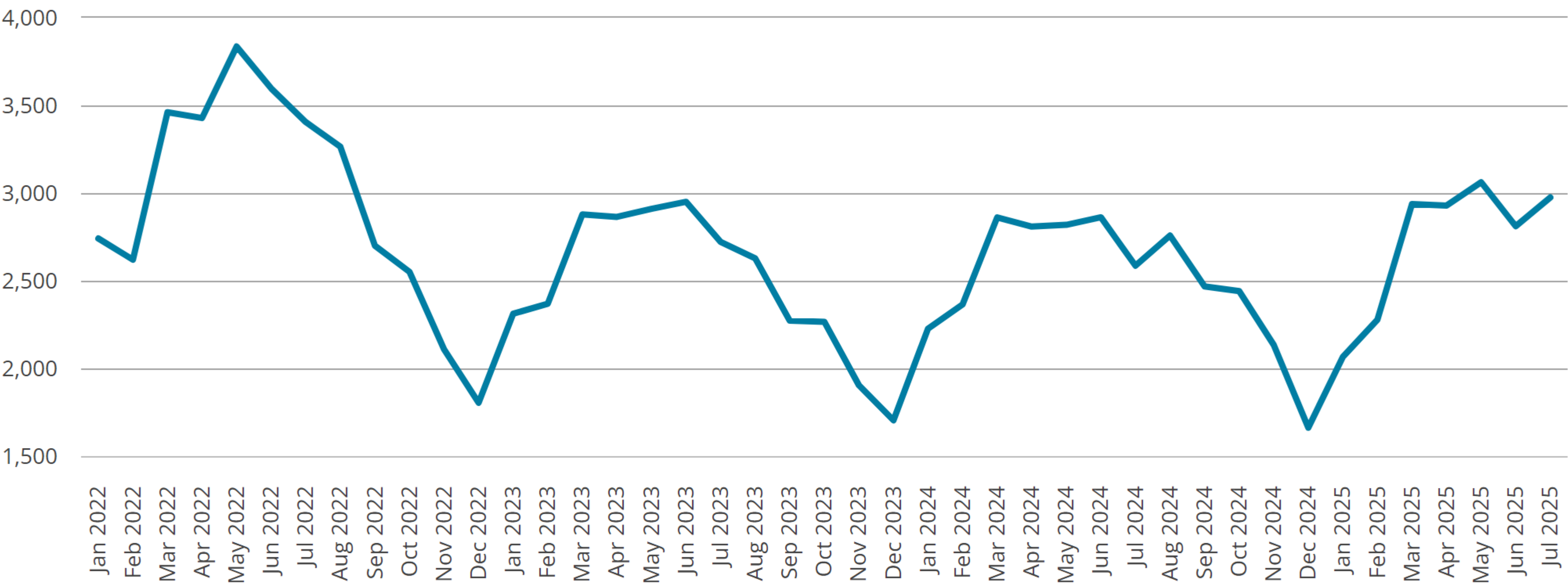


Pending Sales

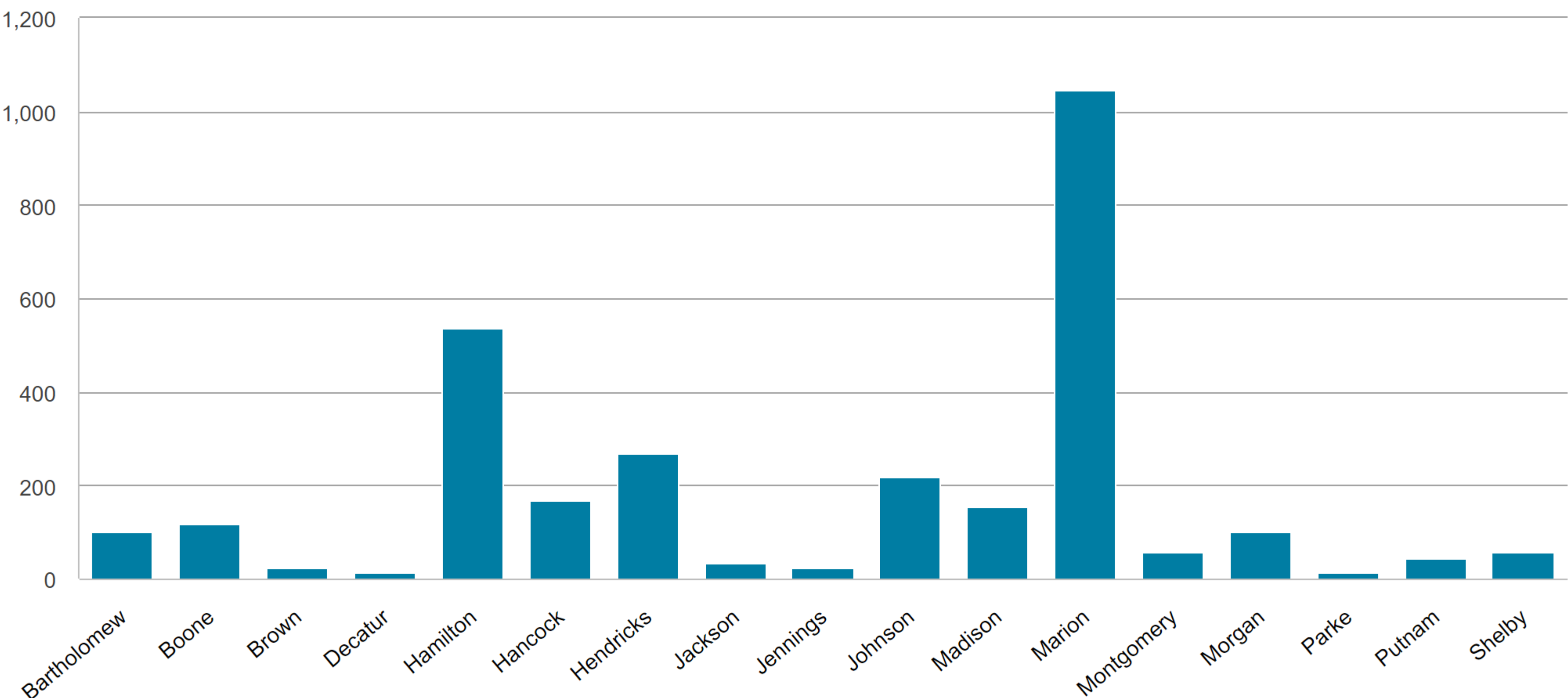
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

July 2025	Month over Month Change		Year over Year Change		Year to Date Change	
2,975	⬆	5.8%	⬆	15.0%	⬆	2.9%

Historical Activity



County Comparison

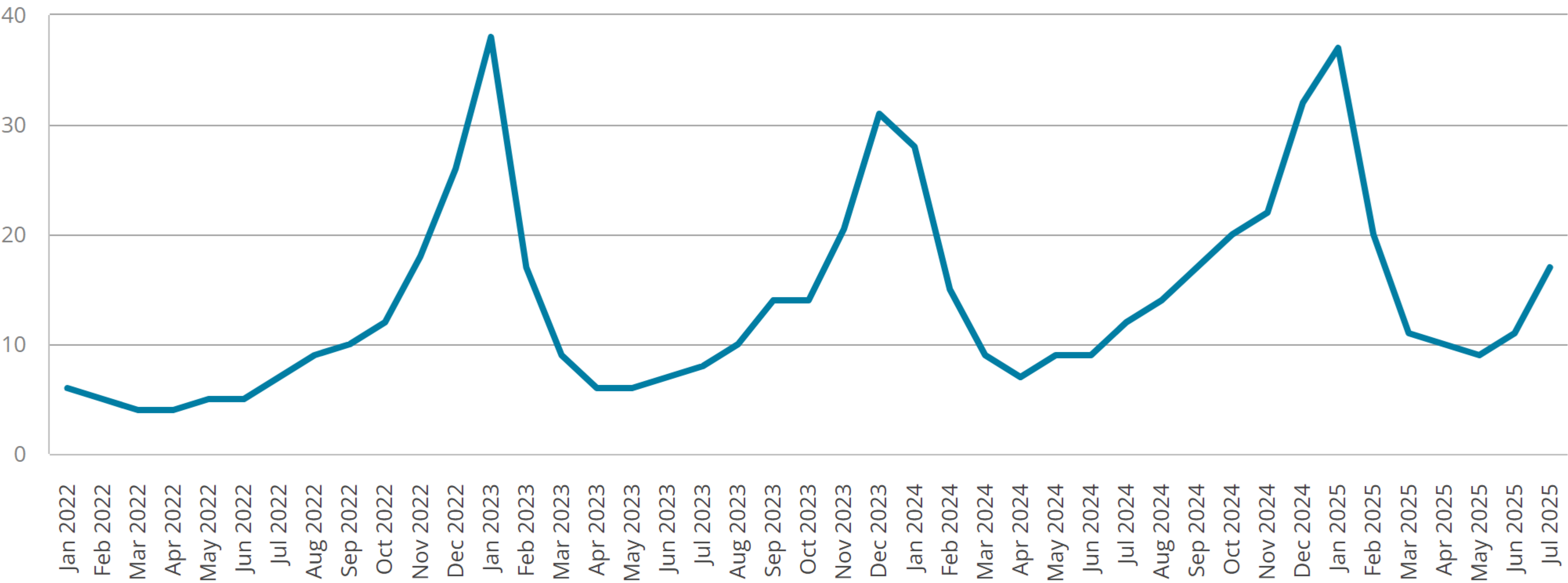


Cumulative Days on Market

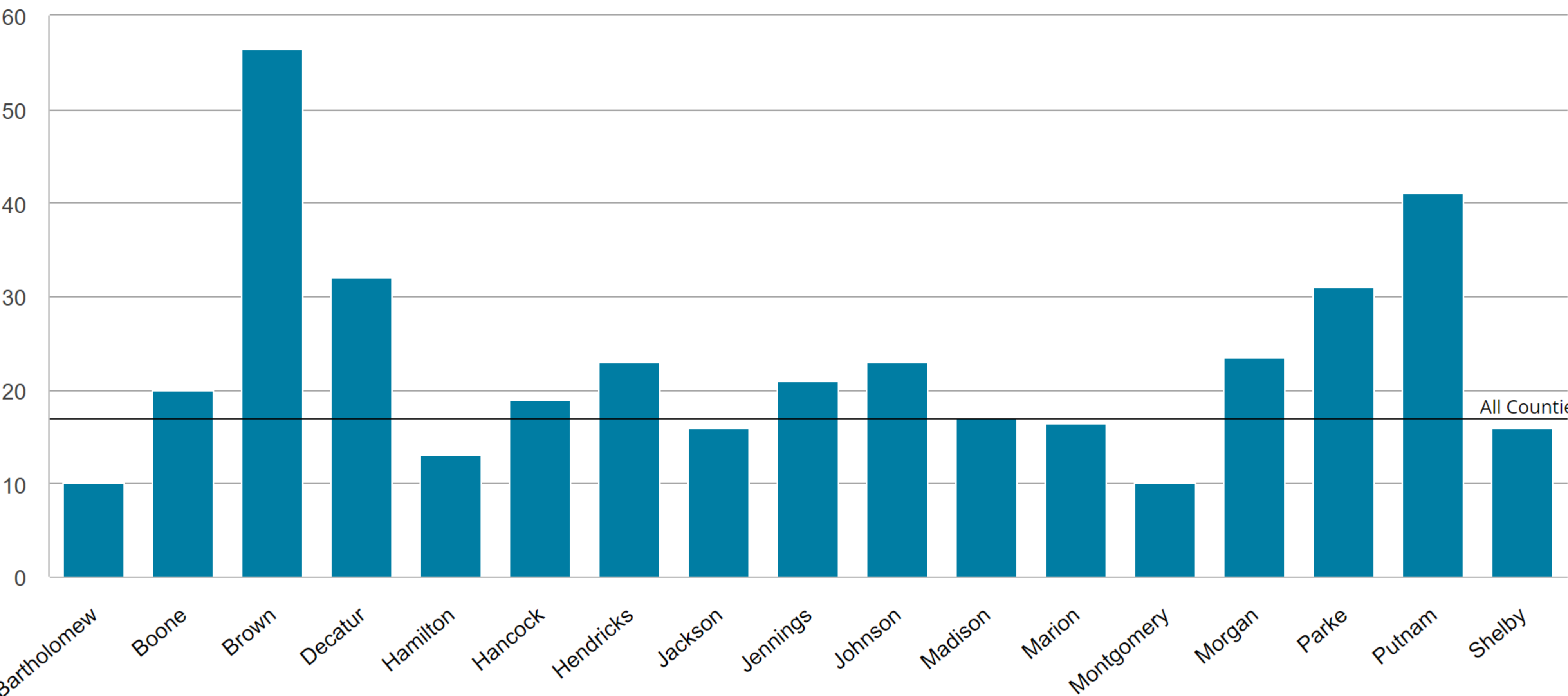
The median number of days between when a property is listed and the purchase contract date.

July 2025	Month over Month Change		Year over Year Change		Year to Date Change
17	⬆️	54.5%	⬆️	41.7%	⬆️ 27.3%

Historical Activity



County Comparison

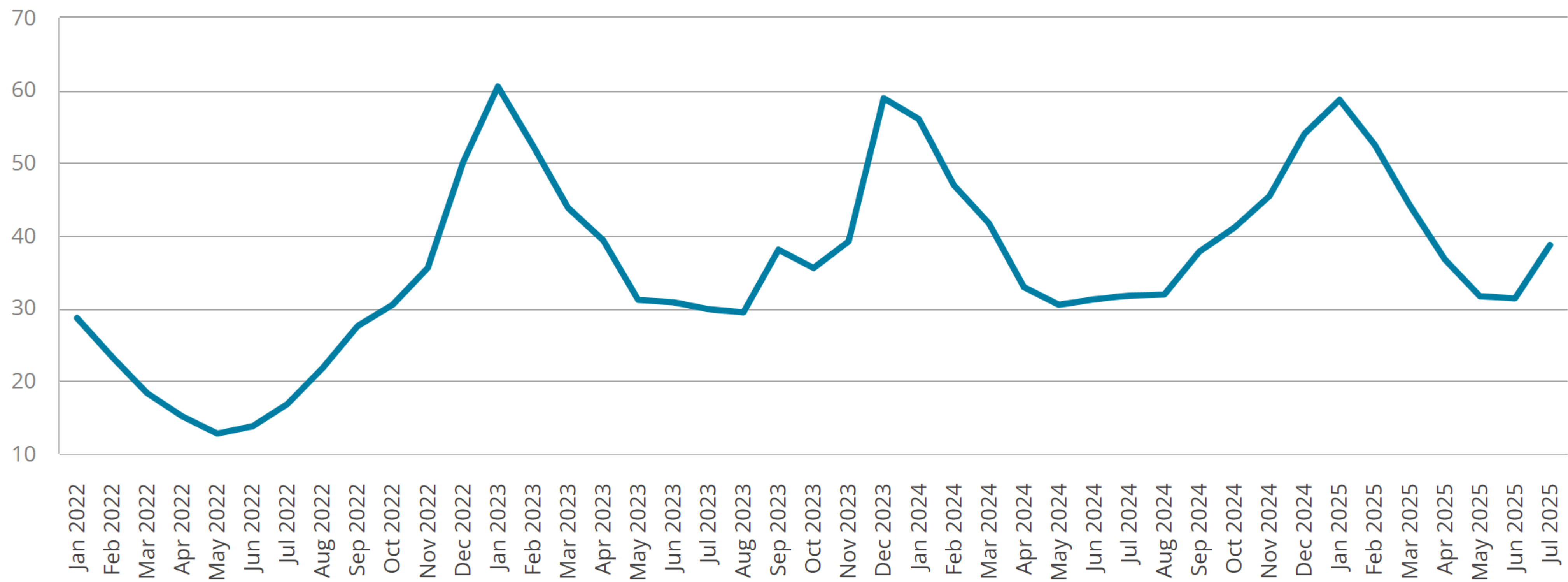


Average Days on Market

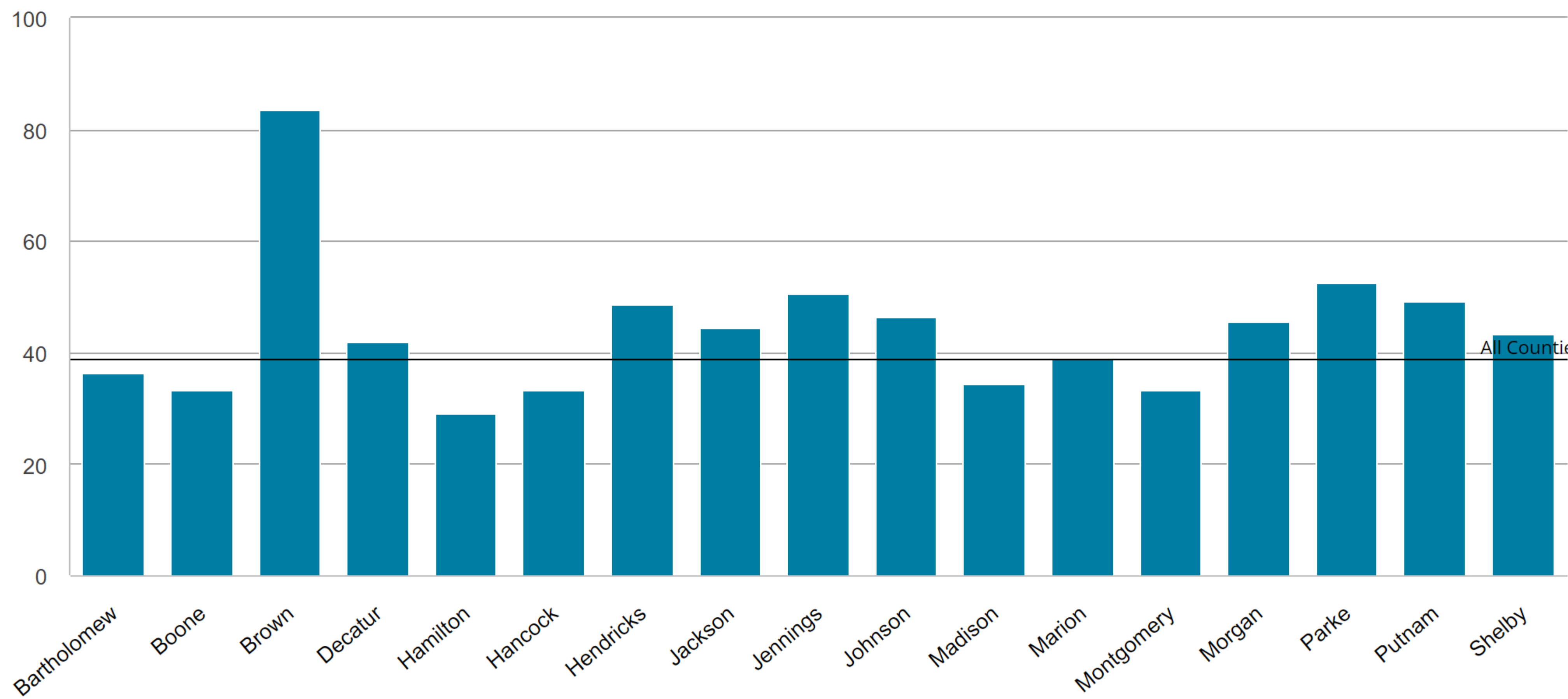
The average number of days between when a property is listed and the purchase contract date.

July 2025	Month over Month Change		Year over Year Change		Year to Date Change	
39	⬆	23.4%	⬆	21.9%	⬆	7.3%

Historical Activity



County Comparison

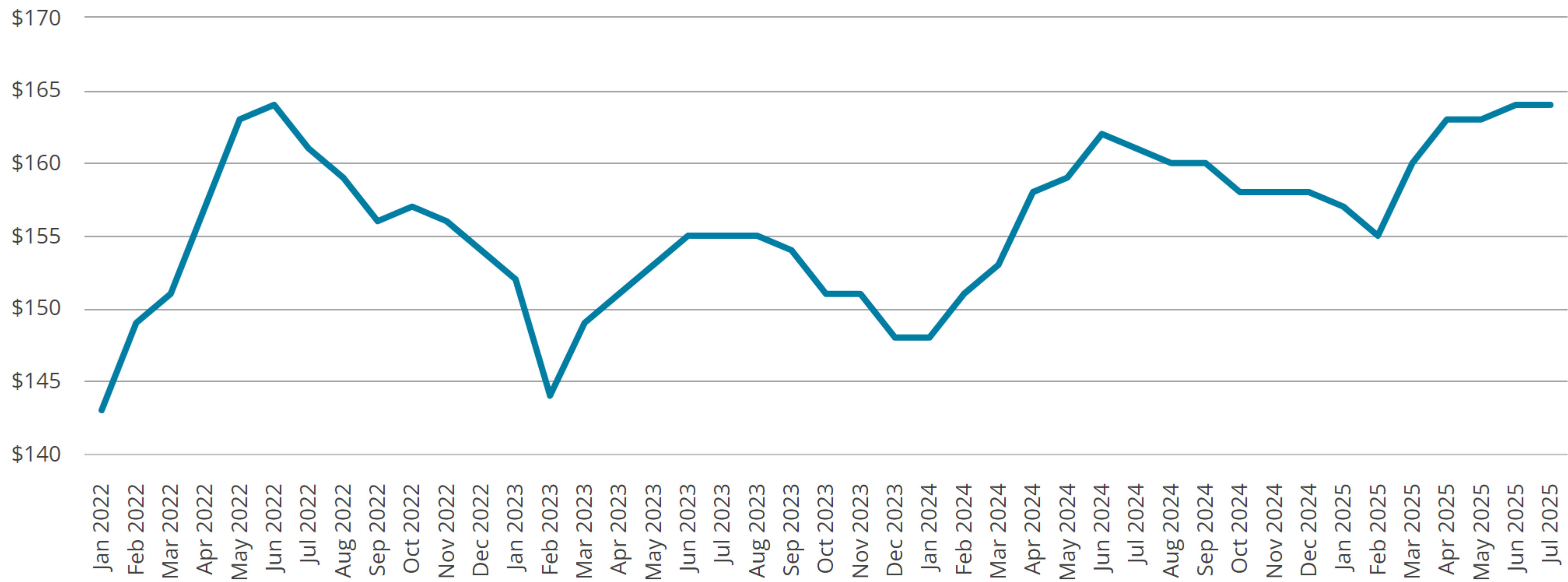


Price per Square Foot

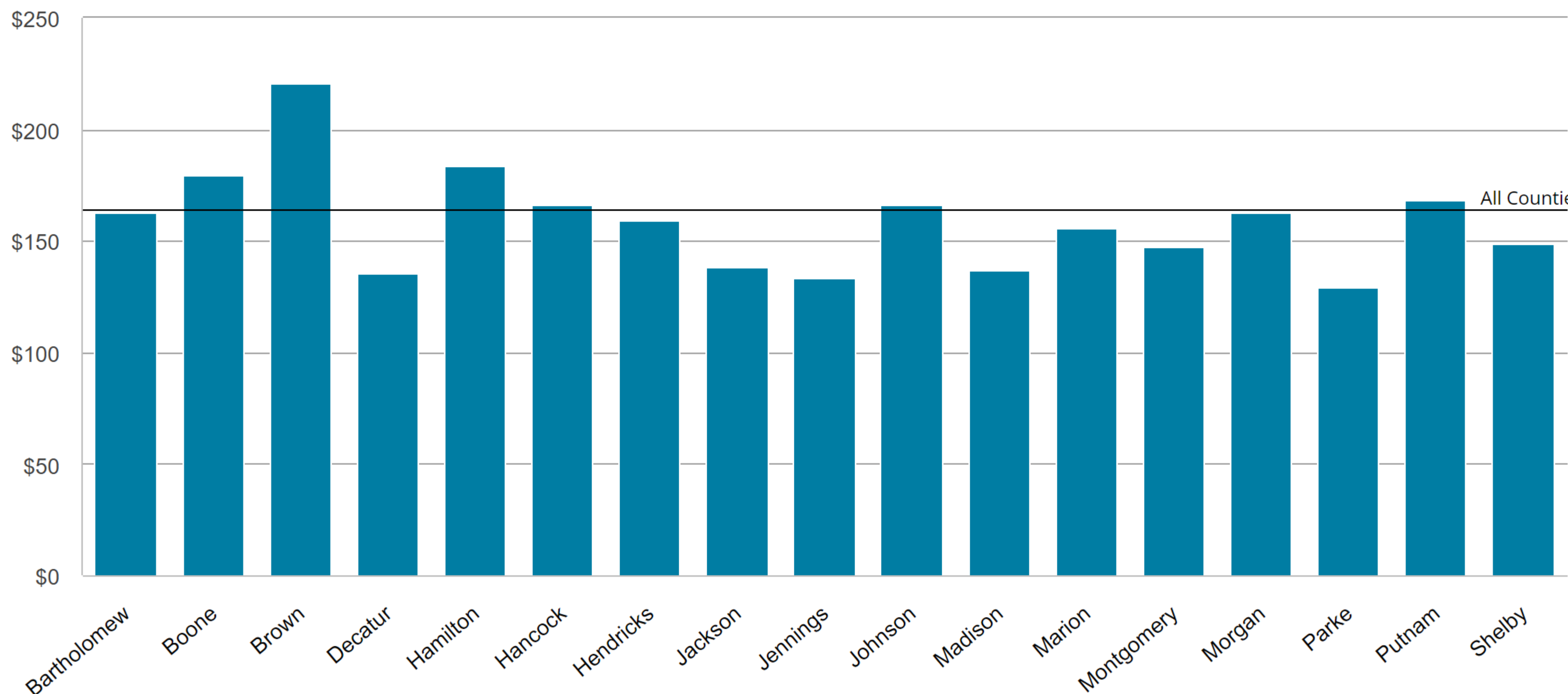
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

July 2025	Month over Month Change		Year over Year Change		Year to Date Change	
\$164	>>	0.0%	⬆	1.9%	⬆	2.5%

Historical Activity



County Comparison

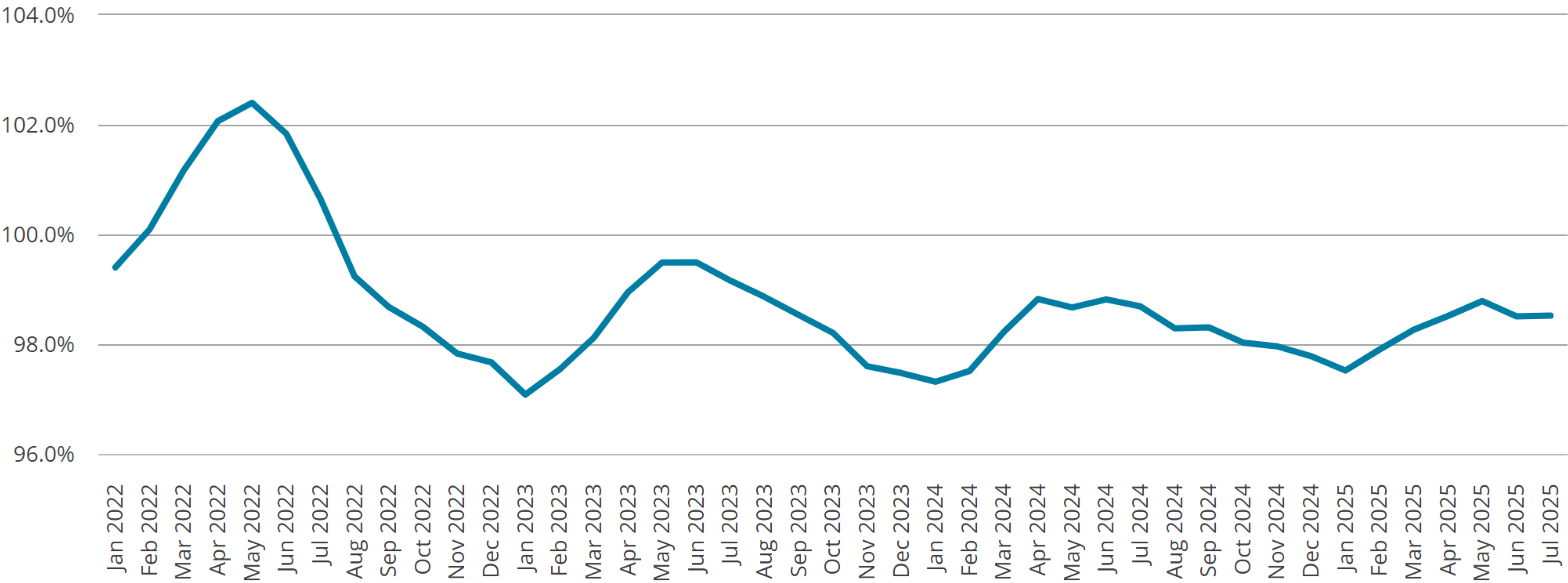


Percent of List Received

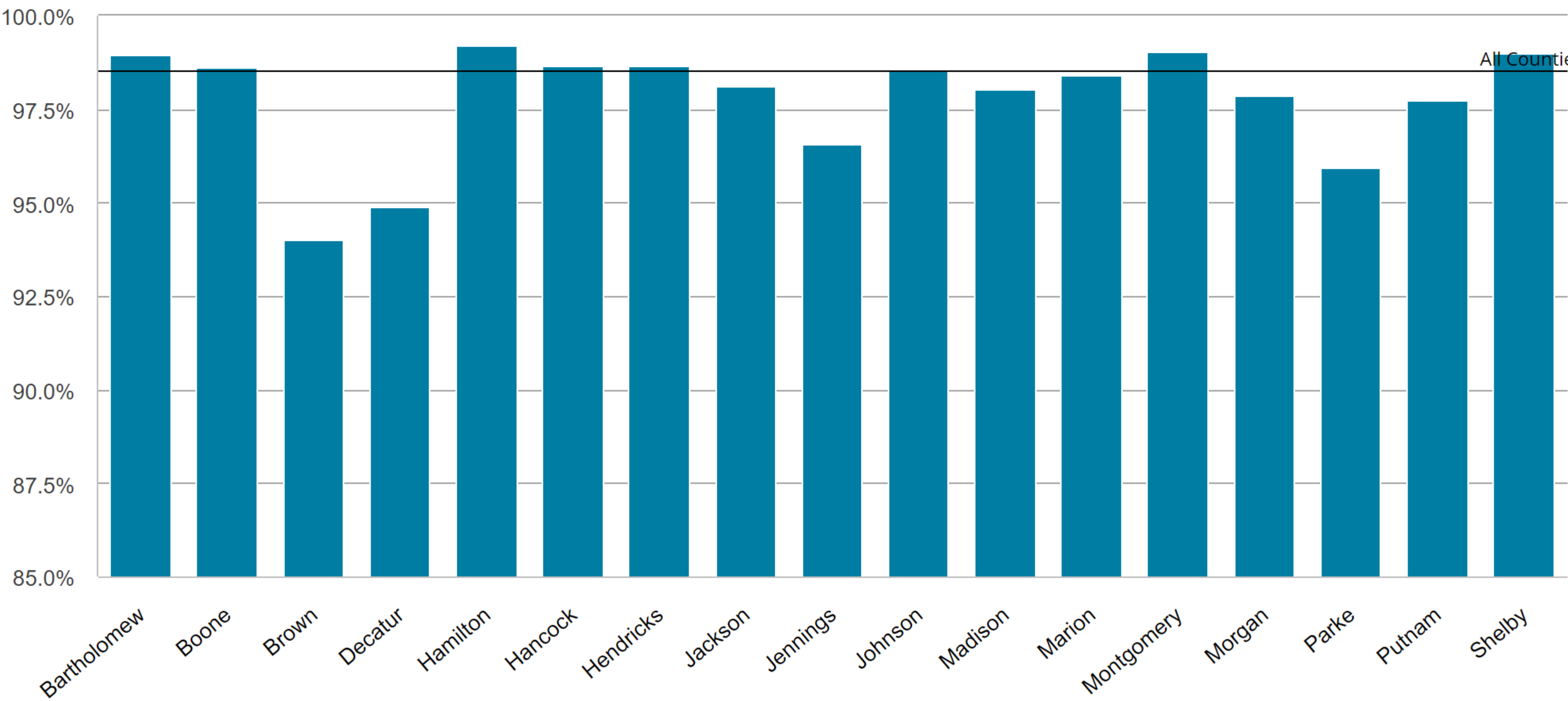
The average of the sales price divided by the final list price expressed as a percentage.

July 2025	Month over Month Change		Year over Year Change		Year to Date Change
98.5%	⬆️	0.0%	⬇️	-0.2%	⬇️ -0.0%

Historical Activity



County Comparison

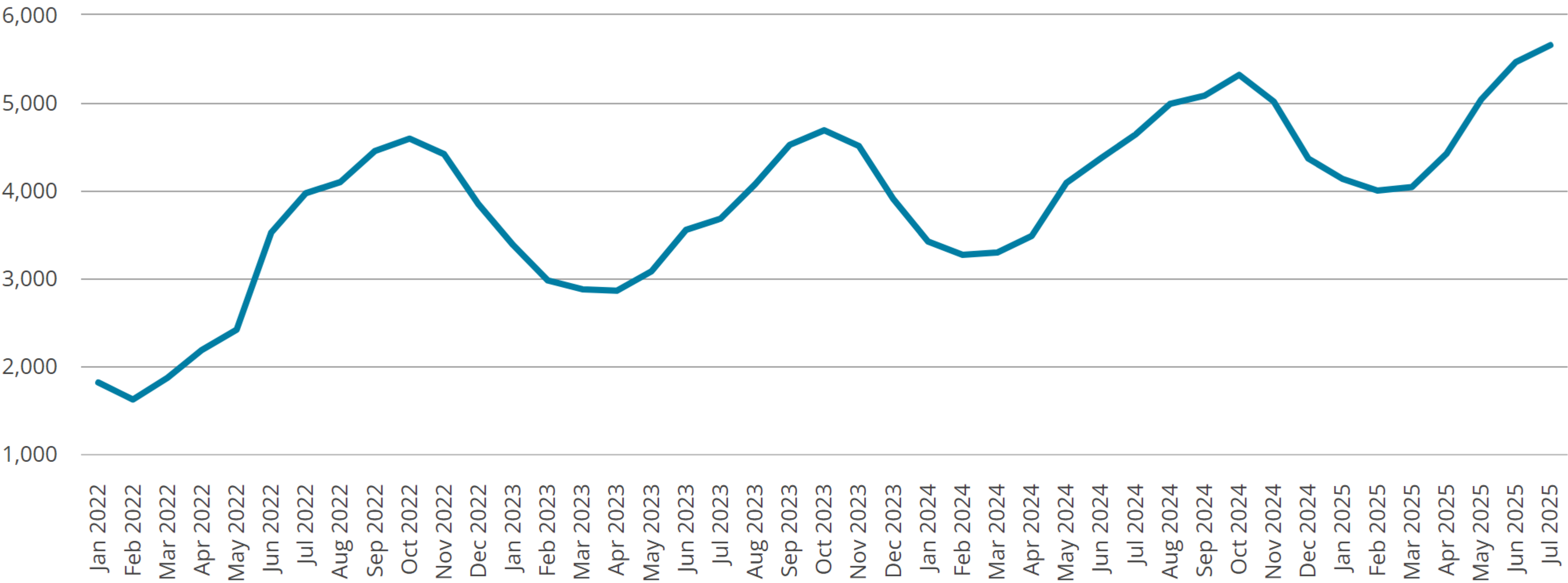


Active Inventory

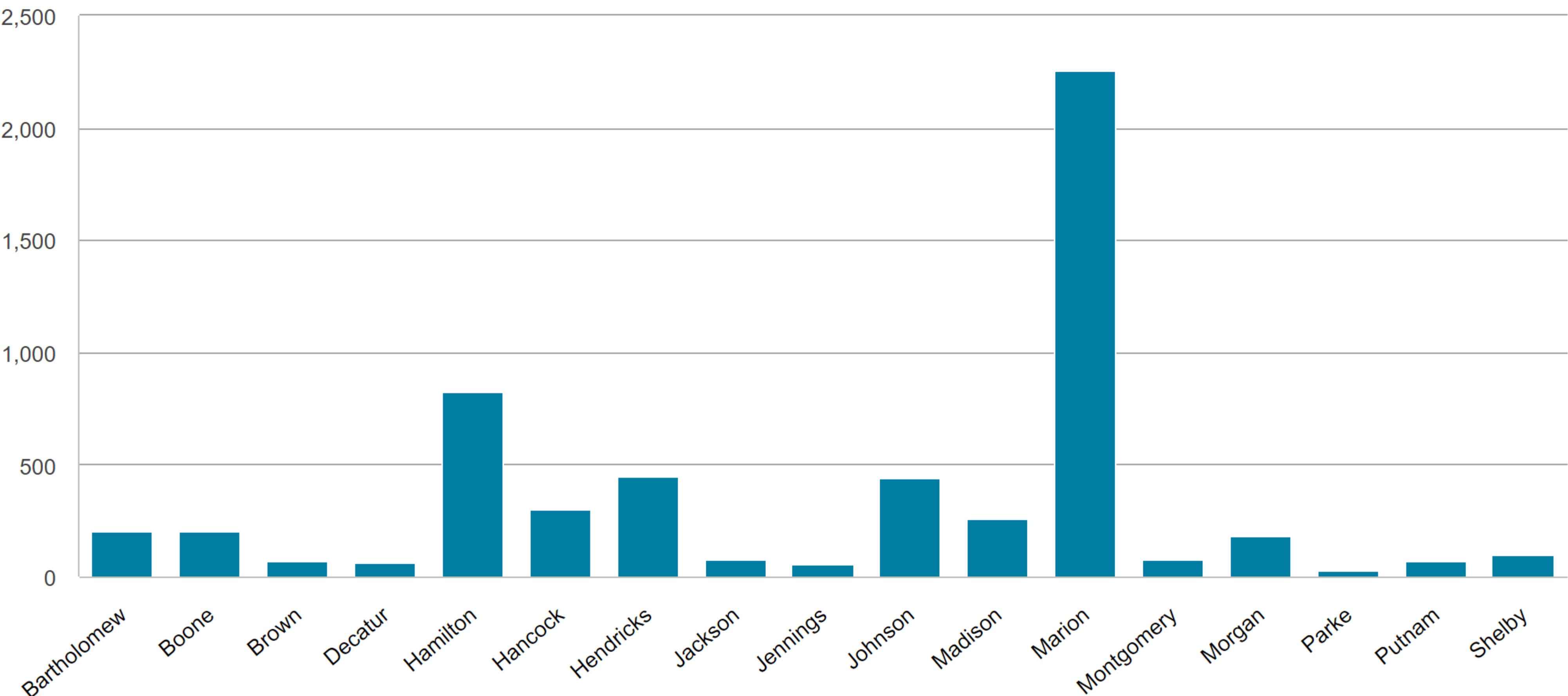
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

July 2025	Month over Month Change		Year over Year Change		Year to Date Change
5,656	⬆	3.5%	⬆	21.9%	—

Historical Activity



County Comparison

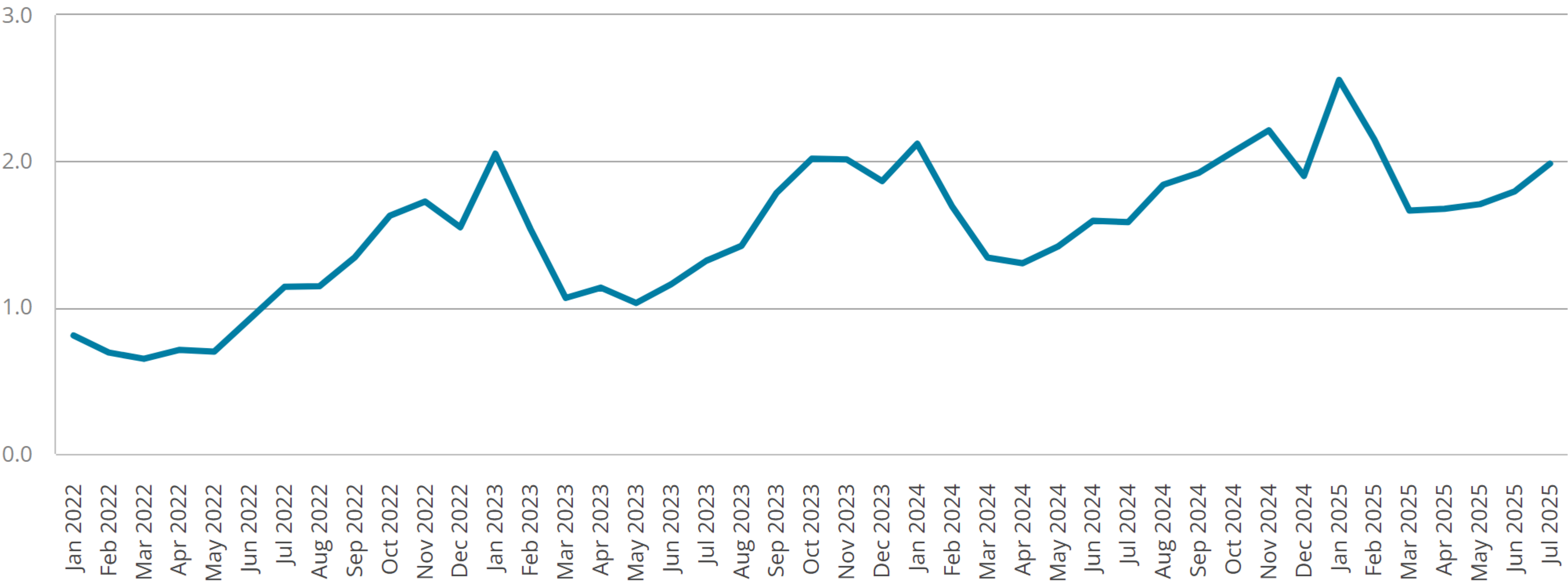


Months Supply of Inventory

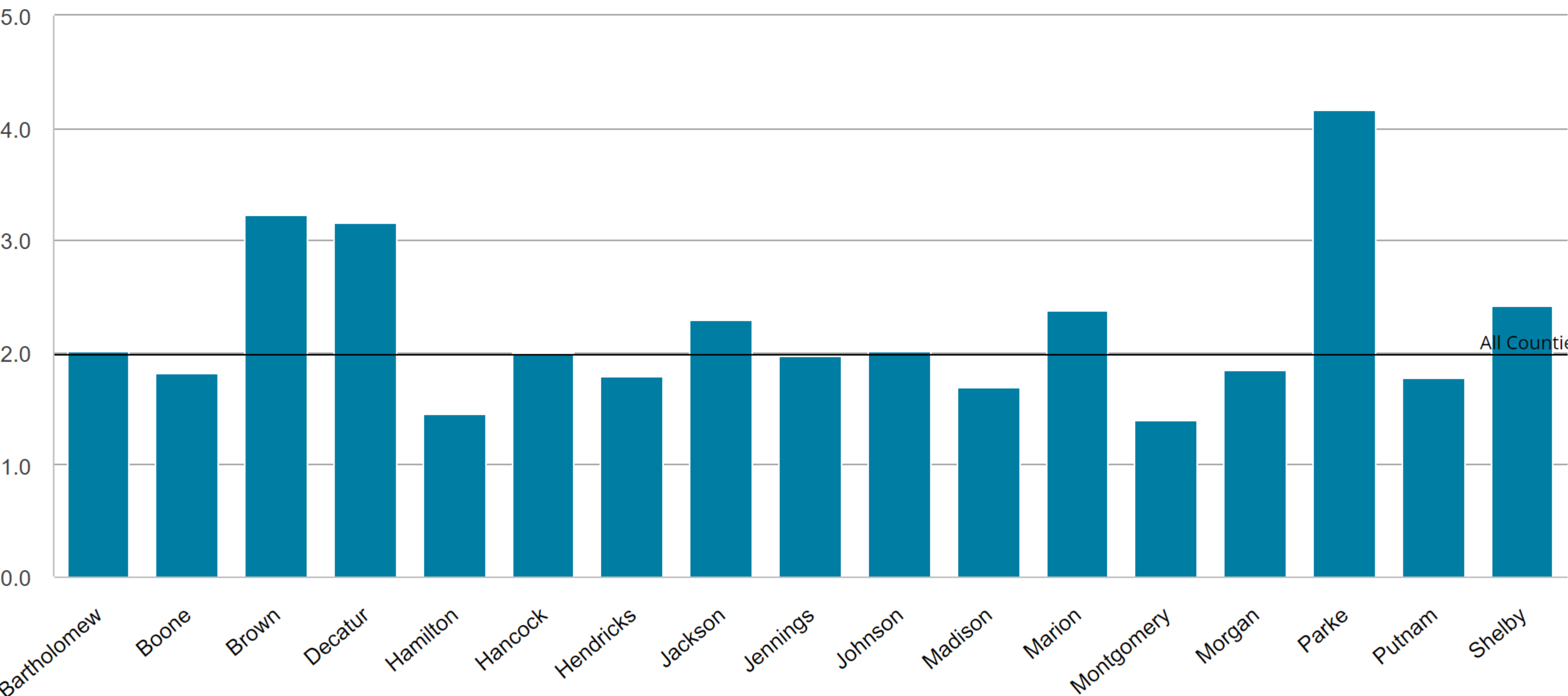
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

July 2025	Month over Month Change		Year over Year Change		Year to Date Change
2.0	⬆️	10.5%	⬆️	25.3%	—

Historical Activity



County Comparison



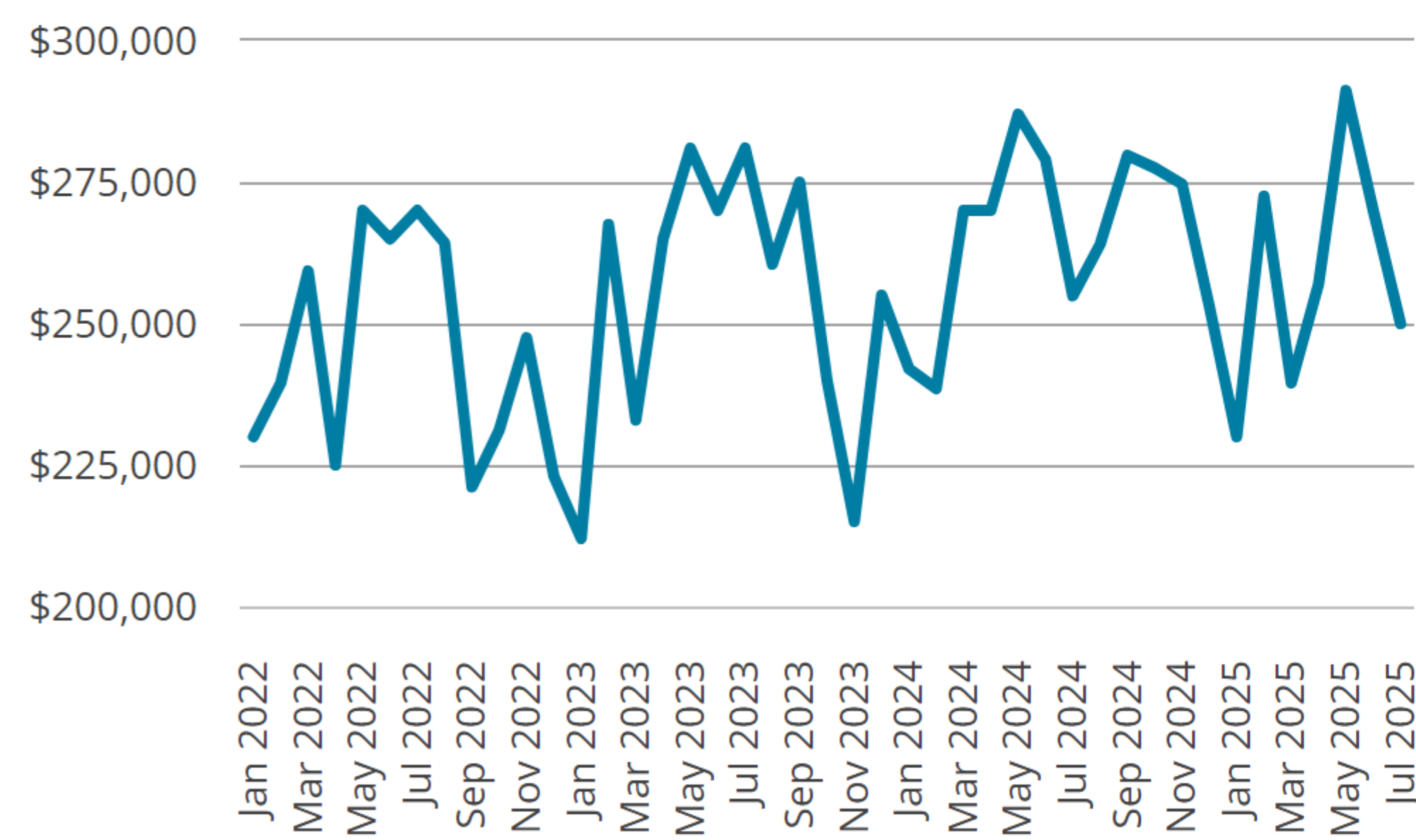


Bartholomew County

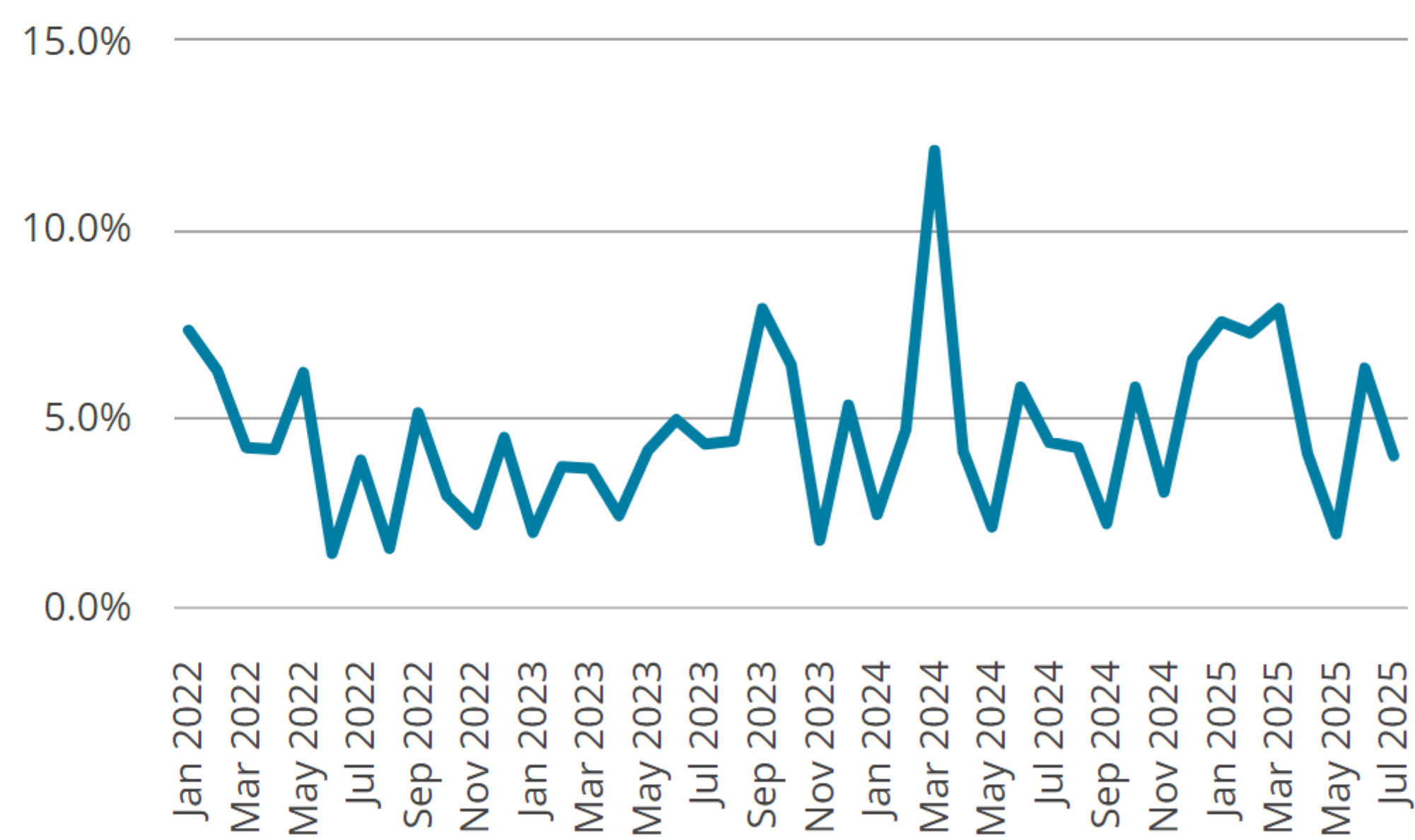
Data for Single Family Residence in Bartholomew County.

	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$250,000	\$270,000	▼ -7.41%	\$254,900	▼ -1.92%	\$260,000	\$263,000	▼ -1.14%
New Construction Sales Price	\$518,598	\$289,575	▲ 0.79%	\$337,872	▲ 0.53%	\$318,500	\$348,250	▼ -0.09%
Closed Sales	100	95	▲ 5.26%	115	▼ -13.04%	571	565	▲ 1.06%
New Listings	142	105	▲ 35.24%	115	▲ 23.48%	726	727	▼ -0.14%
Pending Sales	99	95	▲ 4.21%	87	▲ 13.79%	622	600	▲ 3.67%
Median Days on Market	10	14	▼ -28.57%	13	▼ -23.08%	11	10	▲ 10.00%
Average Days on Market	36	27	▲ 36.32%	34	▲ 8.43%	40	34	▲ 15.70%
Price per Square Foot	\$163	\$153	▲ 6.54%	\$150	▲ 8.67%	\$156	\$149	▲ 4.70%
% of List Price Received	98.9%	97.9%	▲ 1.03%	98.1%	▲ 0.90%	98.2%	97.9%	▲ 0.34%
Active Inventory	201	167	▲ 20.36%	160	▲ 25.62%	--	--	--
Months Supply of Inventory	2.0	1.8	▲ 14.34%	1.4	▲ 44.47%	--	--	--

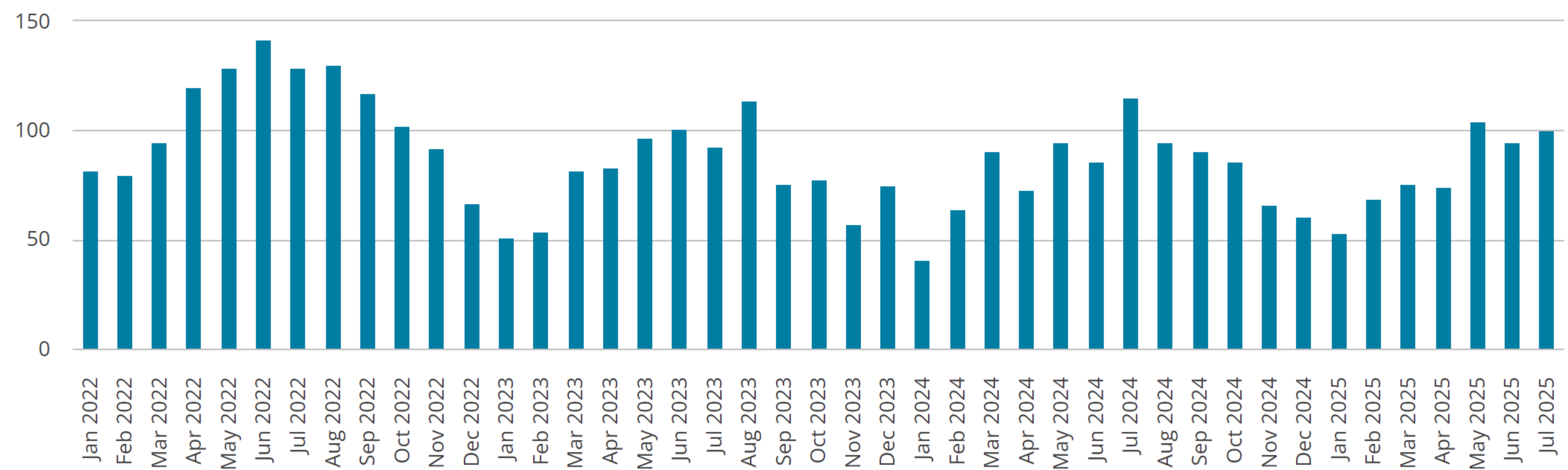
Median Sales Price



Percentage New Construction



Number of Closed Sales



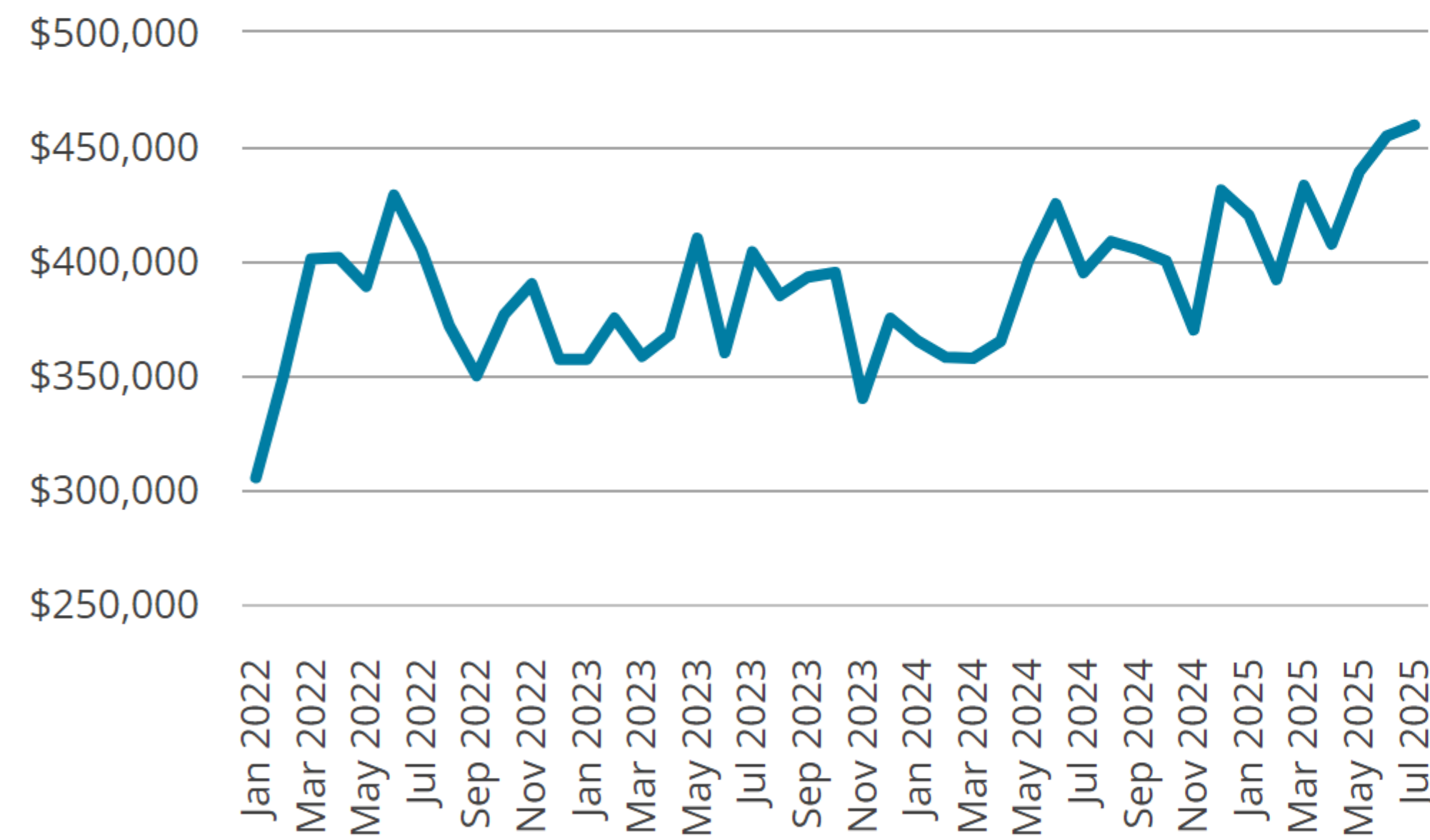
Boone County

Data for Single Family Residence in Boone County.

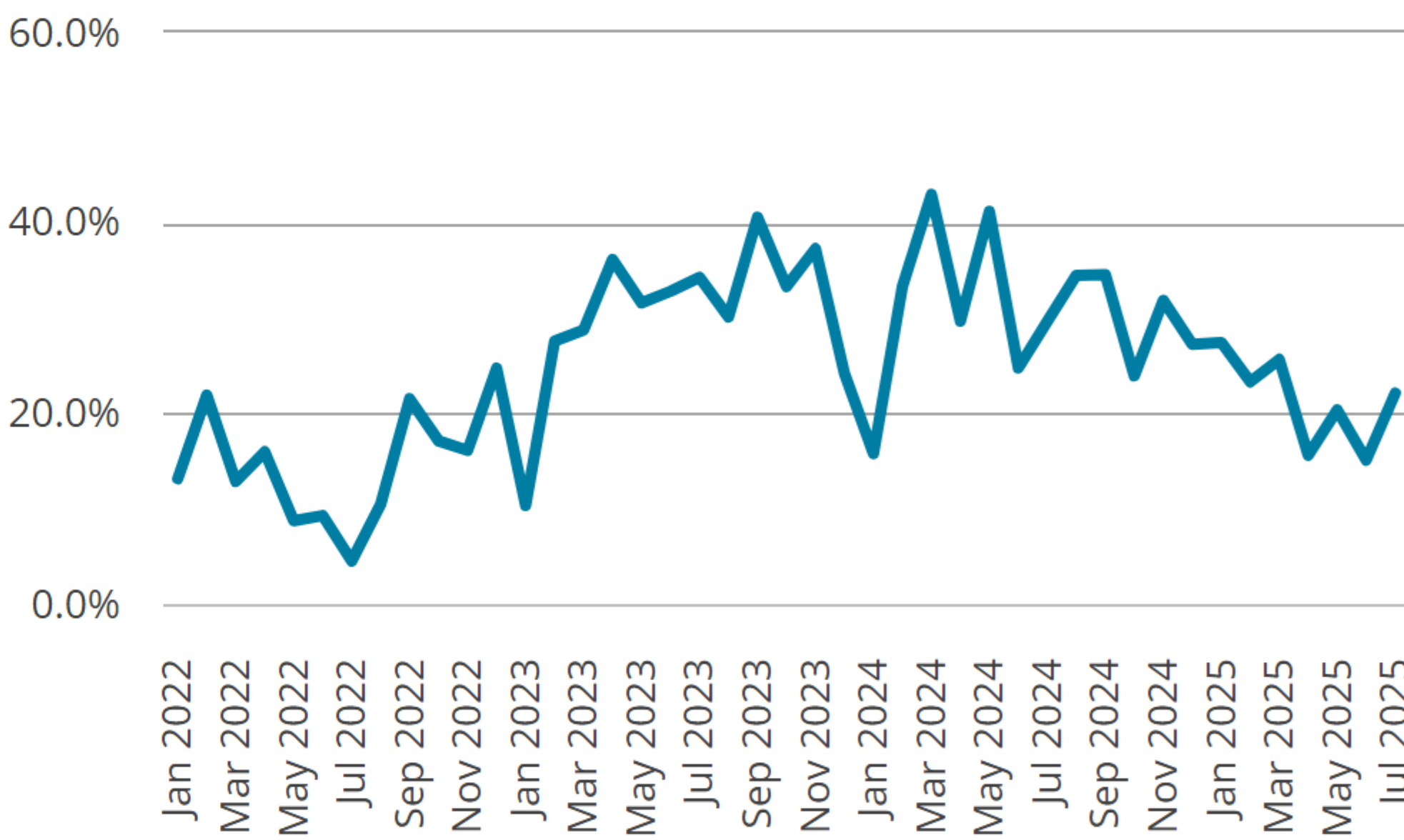


	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$459,500	\$454,700	⬆ 1.06%	\$395,000	⬆ 16.33%	\$430,000	\$380,000	⬆ 13.16%
New Construction Sales Price	\$425,000	\$429,990	⬆ -0.01%	\$380,500	⬆ 0.12%	\$425,000	\$369,995	⬆ 0.15%
Closed Sales	113	139	⬆ -18.71%	128	⬆ -11.72%	641	714	⬆ -10.22%
New Listings	120	134	⬆ -10.45%	116	⬆ 3.45%	860	850	⬆ 1.18%
Pending Sales	116	110	⬆ 5.45%	96	⬆ 20.83%	705	760	⬆ -7.24%
Median Days on Market	20	10.5	⬆ 90.48%	12	⬆ 66.67%	10	11	⬆ -9.09%
Average Days on Market	33	23	⬆ 46.84%	32	⬆ 3.05%	31	36	⬆ -15.71%
Price per Square Foot	\$180	\$189	⬆ -4.76%	\$166	⬆ 8.43%	\$180	\$164	⬆ 9.76%
% of List Price Received	98.6%	99.6%	⬆ -0.93%	98.1%	⬆ 0.54%	99.0%	98.4%	⬆ 0.62%
Active Inventory	205	203	⬆ 0.99%	158	⬆ 29.75%	--	--	--
Months Supply of Inventory	1.8	1.5	⬆ 24.22%	1.2	⬆ 46.97%	--	--	--

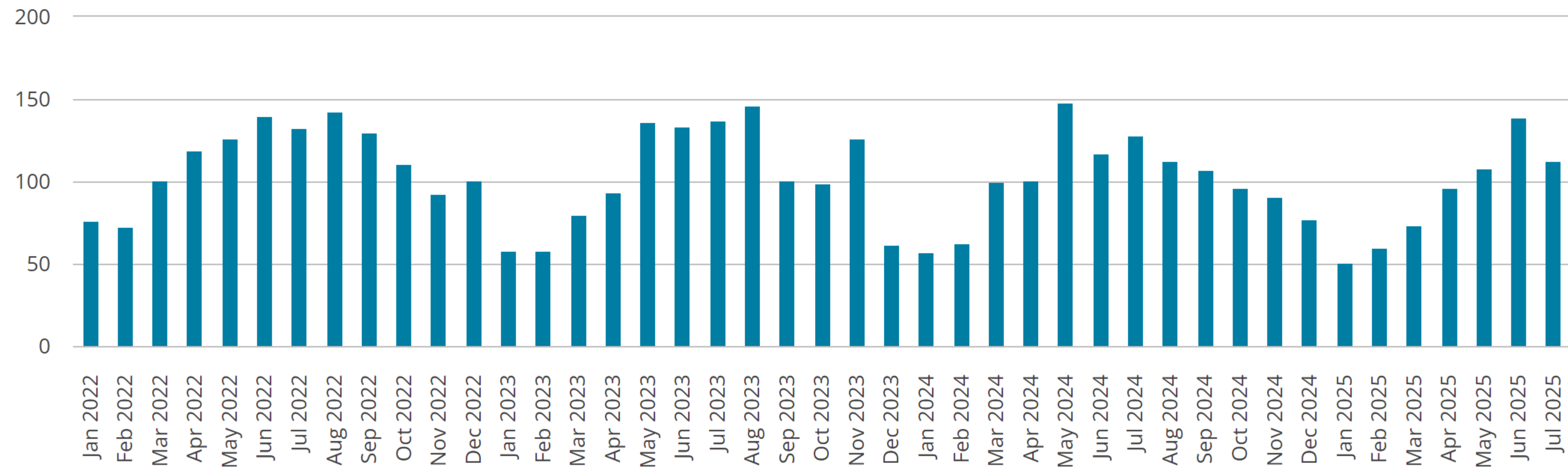
Median Sales Price



Percentage New Construction



Number of Closed Sales



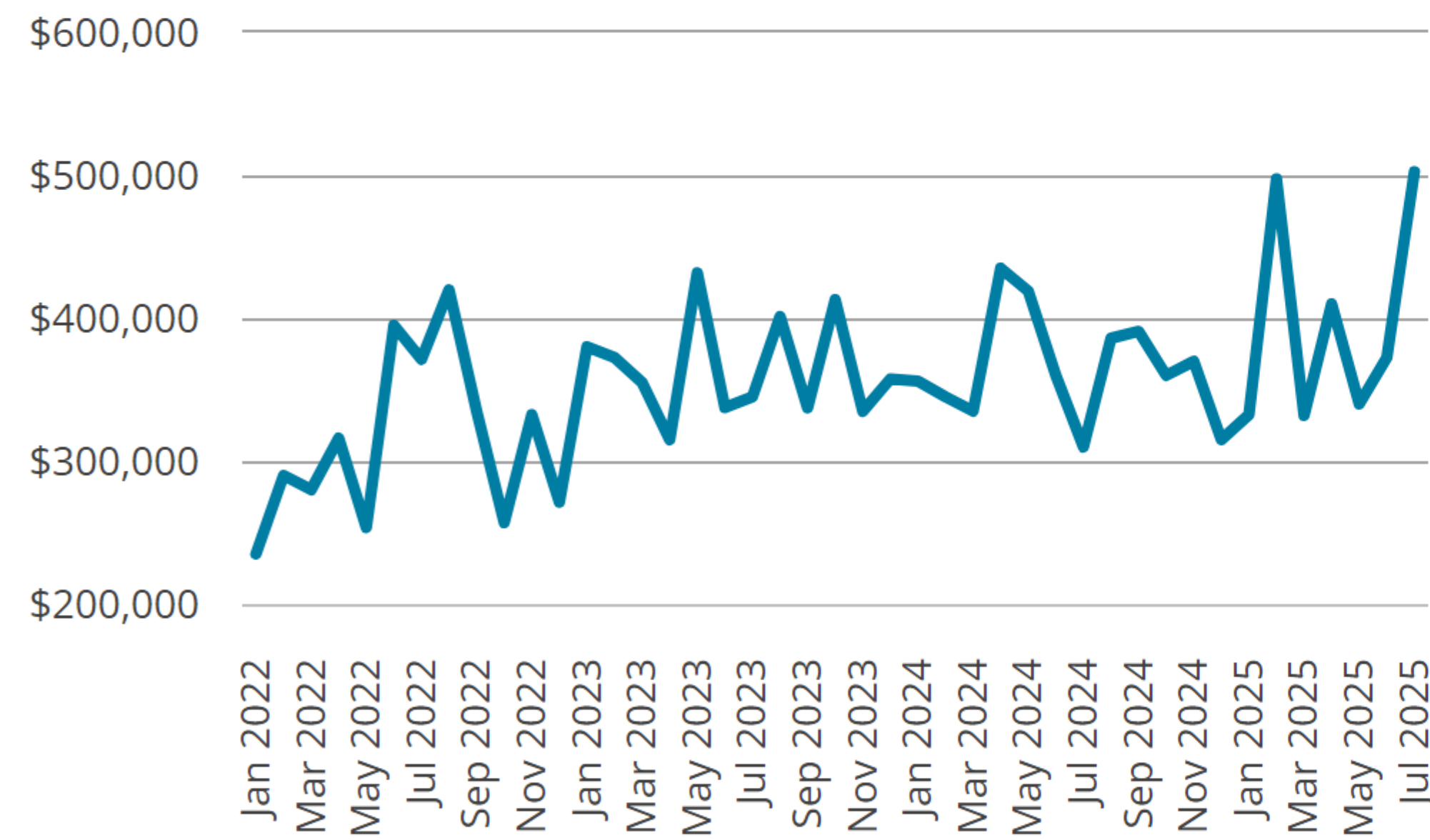
Brown County

Data for Single Family Residence in Brown County.

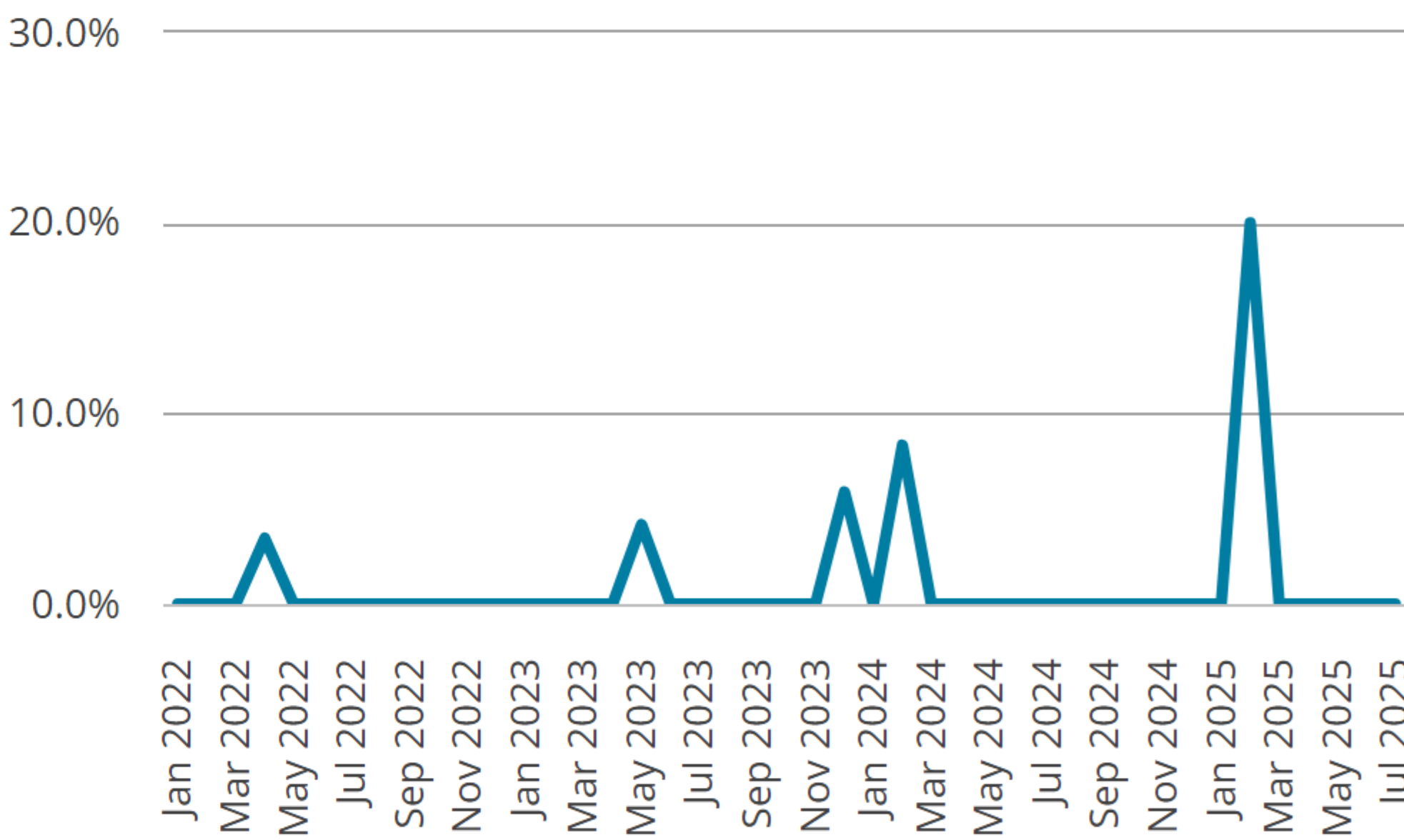


	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$502,500	\$372,450	⬆️ 34.92%	\$309,999	⬆️ 62.10%	\$405,000	\$352,000	⬆️ 15.06%
New Construction Sales Price						\$531,450	\$365,000	⬆️ 0.46%
Closed Sales	22	26	⬆️ -15.38%	23	⬆️ -4.35%	107	129	⬆️ -17.05%
New Listings	30	21	⬆️ 42.86%	36	⬆️ -16.67%	163	180	⬆️ -9.44%
Pending Sales	24	19	⬆️ 26.32%	25	⬆️ -4.00%	121	133	⬆️ -9.02%
Median Days on Market	56.5	31	⬆️ 82.26%	18	⬆️ 213.89%	33	25	⬆️ 32.00%
Average Days on Market	84	93	⬆️ -10.07%	64	⬆️ 31.17%	82	68	⬆️ 20.61%
Price per Square Foot	\$221	\$225	⬆️ -1.78%	\$200	⬆️ 10.50%	\$226	\$200	⬆️ 13.00%
% of List Price Received	94.0%	97.3%	⬆️ -3.38%	95.2%	⬆️ -1.27%	96.2%	96.2%	⬆️ 0.04%
Active Inventory	71	73	⬆️ -2.74%	72	⬆️ -1.39%	--	--	--
Months Supply of Inventory	3.2	2.8	⬆️ 14.94%	3.1	⬆️ 3.09%	--	--	--

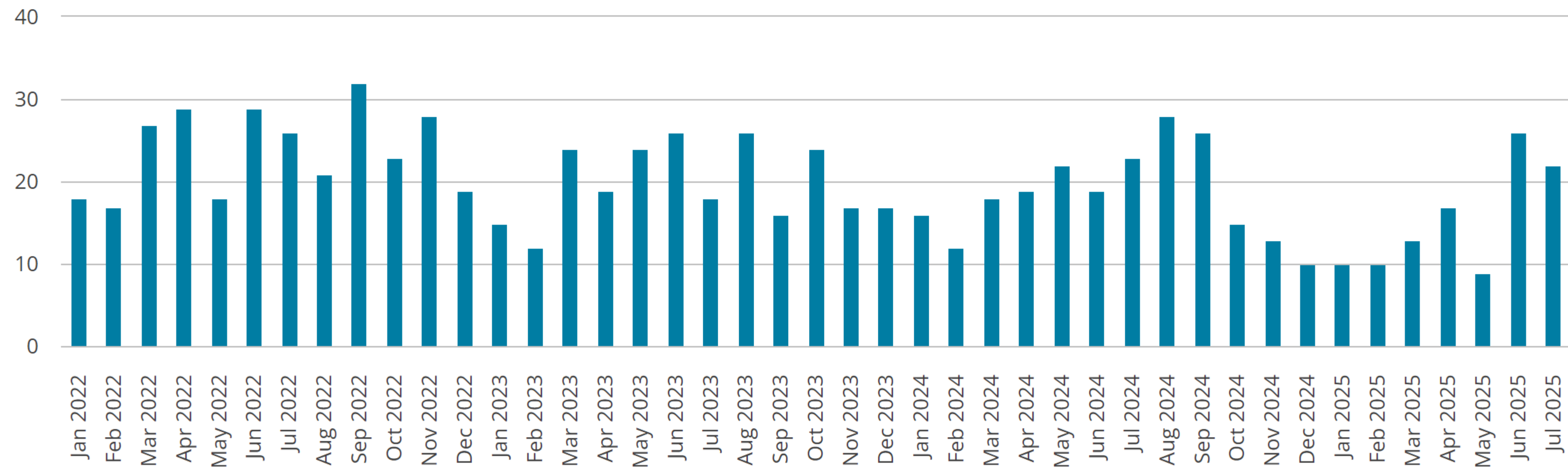
Median Sales Price



Percentage New Construction



Number of Closed Sales



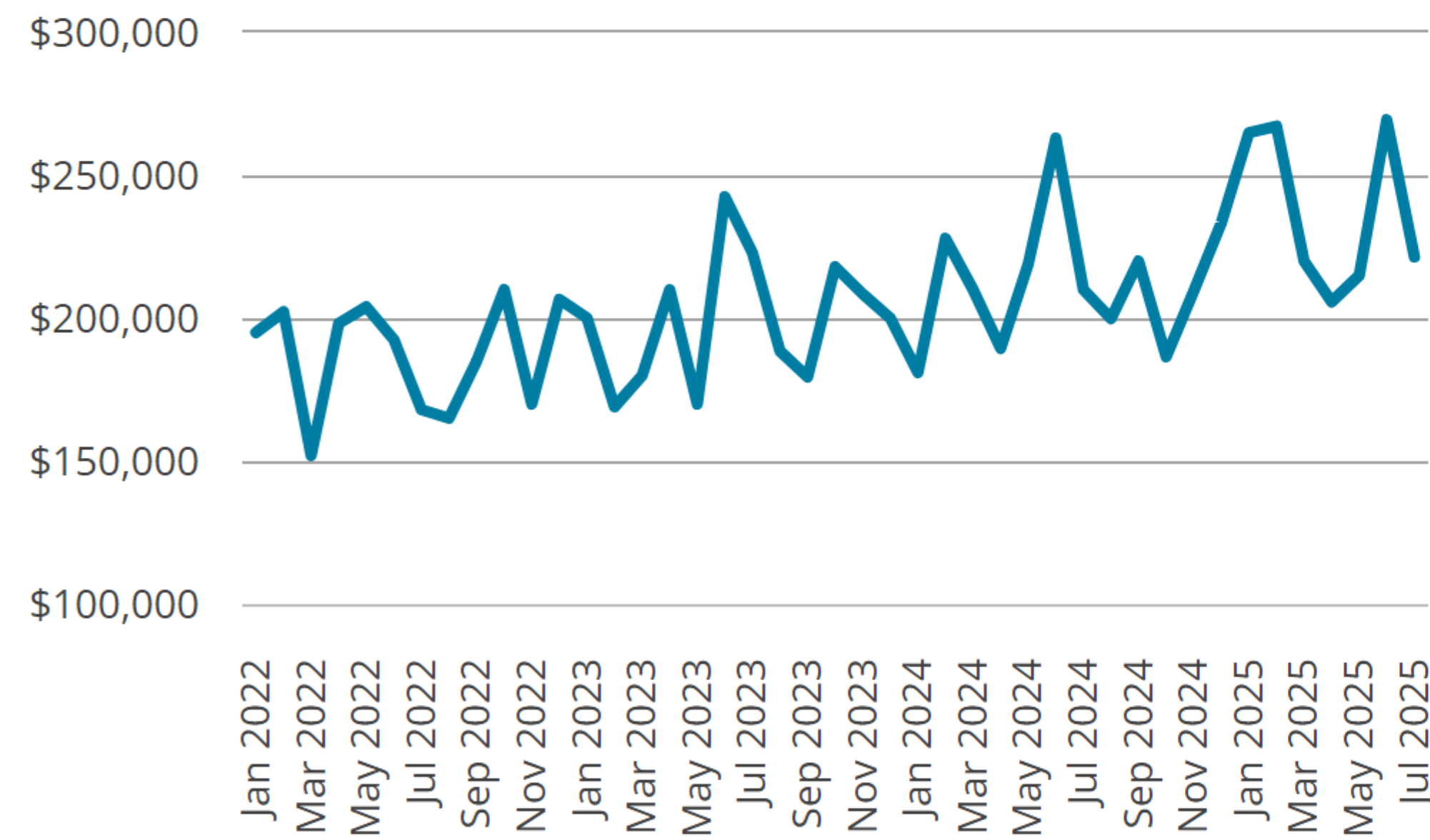
Decatur County

Data for Single Family Residence in Decatur County.

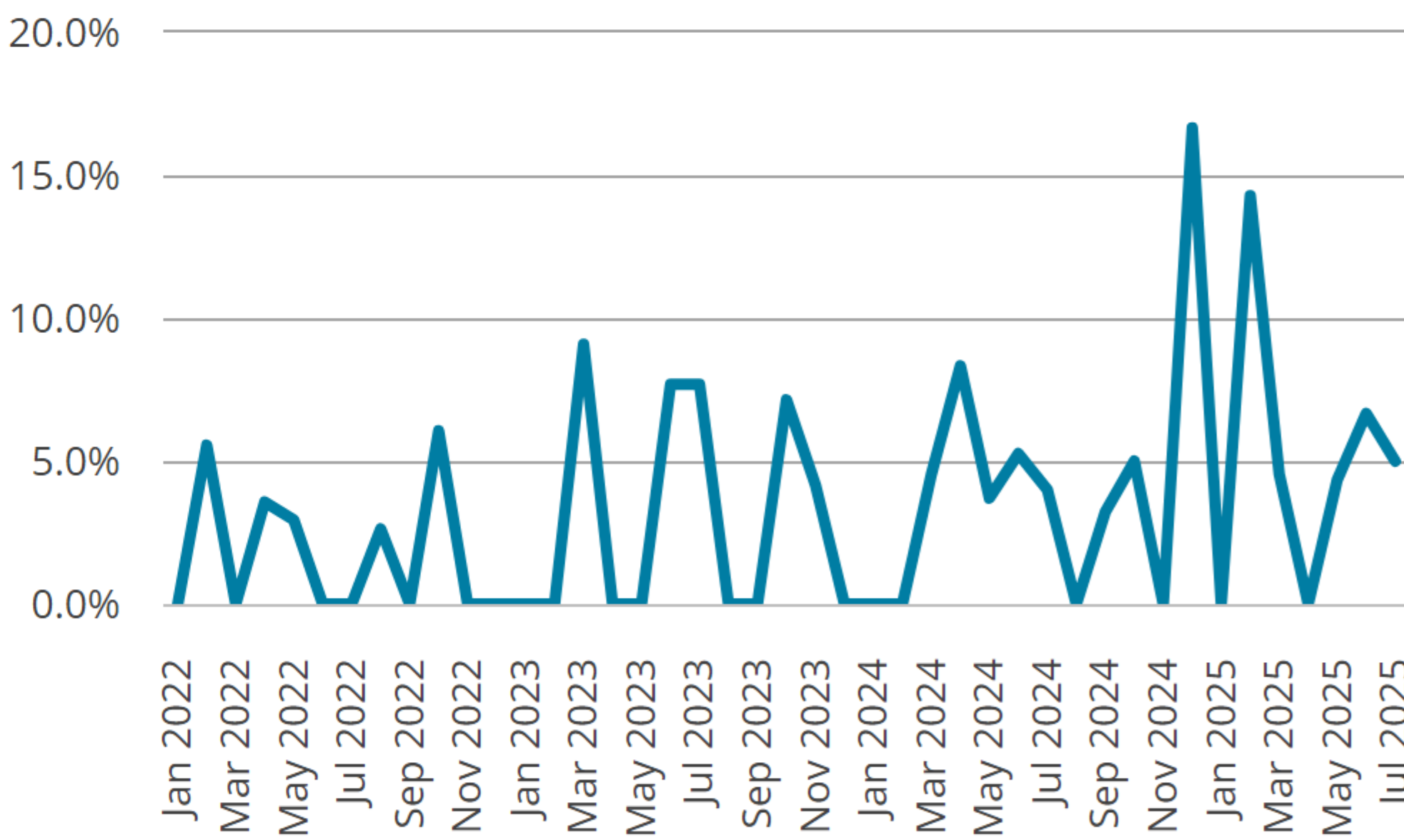


	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$221,500	\$269,418	▼ -17.79%	\$210,000	▲ 5.48%	\$235,000	\$204,450	▲ 14.94%
New Construction Sales Price	\$263,000	\$270,218	▼ -0.03%	\$201,700	▲ 0.30%	\$264,835	\$219,000	▲ 0.21%
Closed Sales	20	30	▼ -33.33%	25	▼ -20.00%	137	170	▼ -19.41%
New Listings	26	36	▼ -27.78%	31	▼ -16.13%	193	218	▼ -11.47%
Pending Sales	15	23	▼ -34.78%	28	▼ -46.43%	146	185	▼ -21.08%
Median Days on Market	32	56	▼ -42.86%	9.5	▲ 236.84%	24	12	▲ 95.83%
Average Days on Market	42	73	▼ -42.28%	34	▲ 22.82%	56	38	▲ 49.29%
Price per Square Foot	\$144	\$161	▼ -10.59%	\$136	▲ 5.51%	\$156	\$137	▲ 13.87%
% of List Price Received	94.9%	98.3%	▼ -3.52%	97.5%	▼ -2.72%	97.2%	97.0%	▲ 0.20%
Active Inventory	63	57	▲ 10.53%	47	▲ 34.04%	--	--	--
Months Supply of Inventory	3.1	1.9	▲ 65.76%	1.9	▲ 67.54%	--	--	--

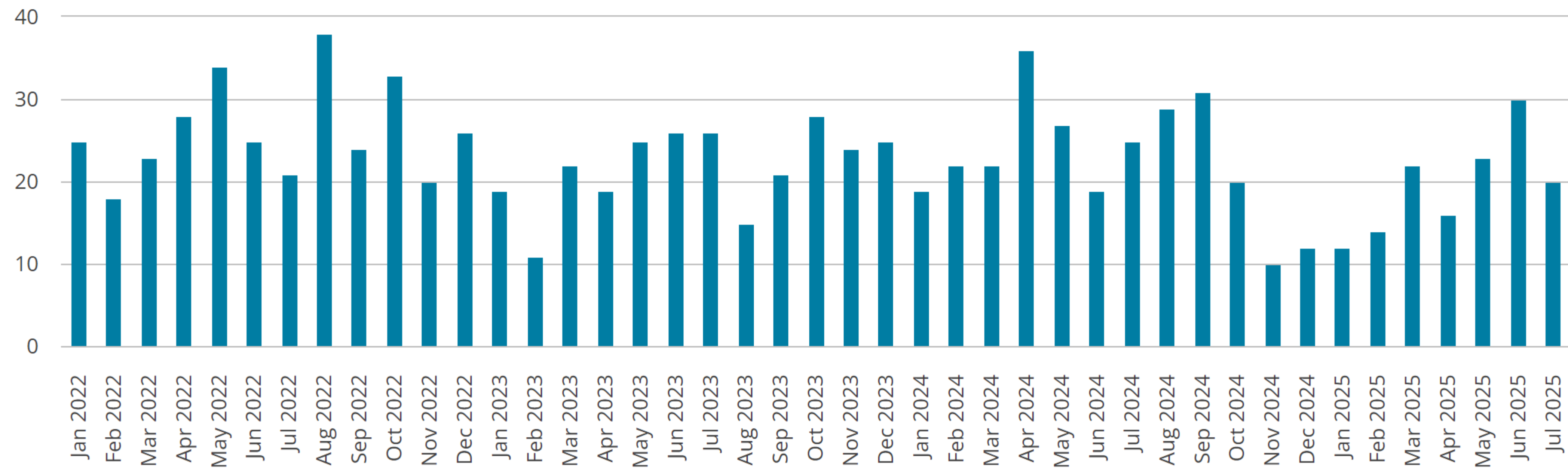
Median Sales Price



Percentage New Construction



Number of Closed Sales



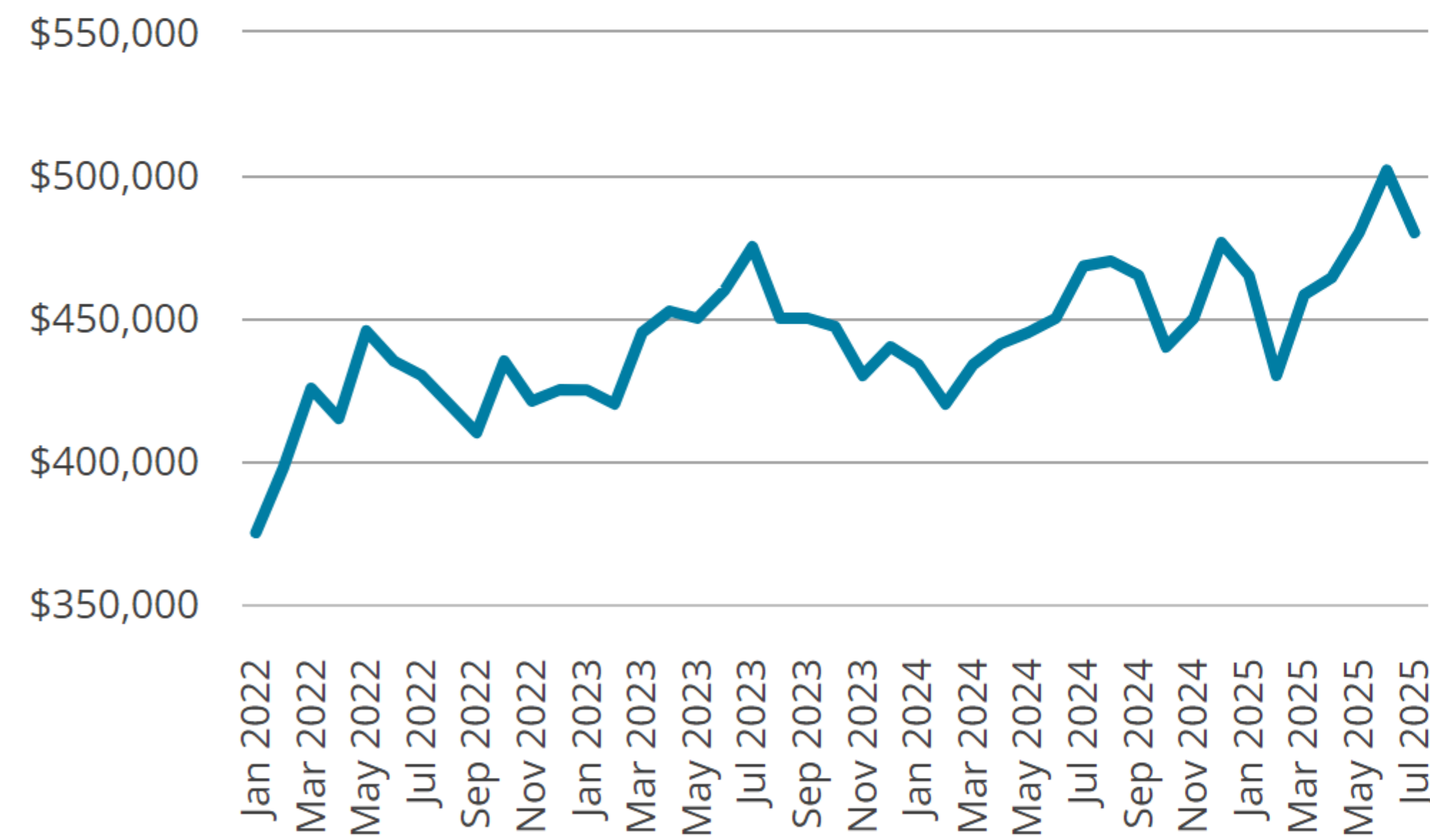
Hamilton County

Data for Single Family Residence in Hamilton County.

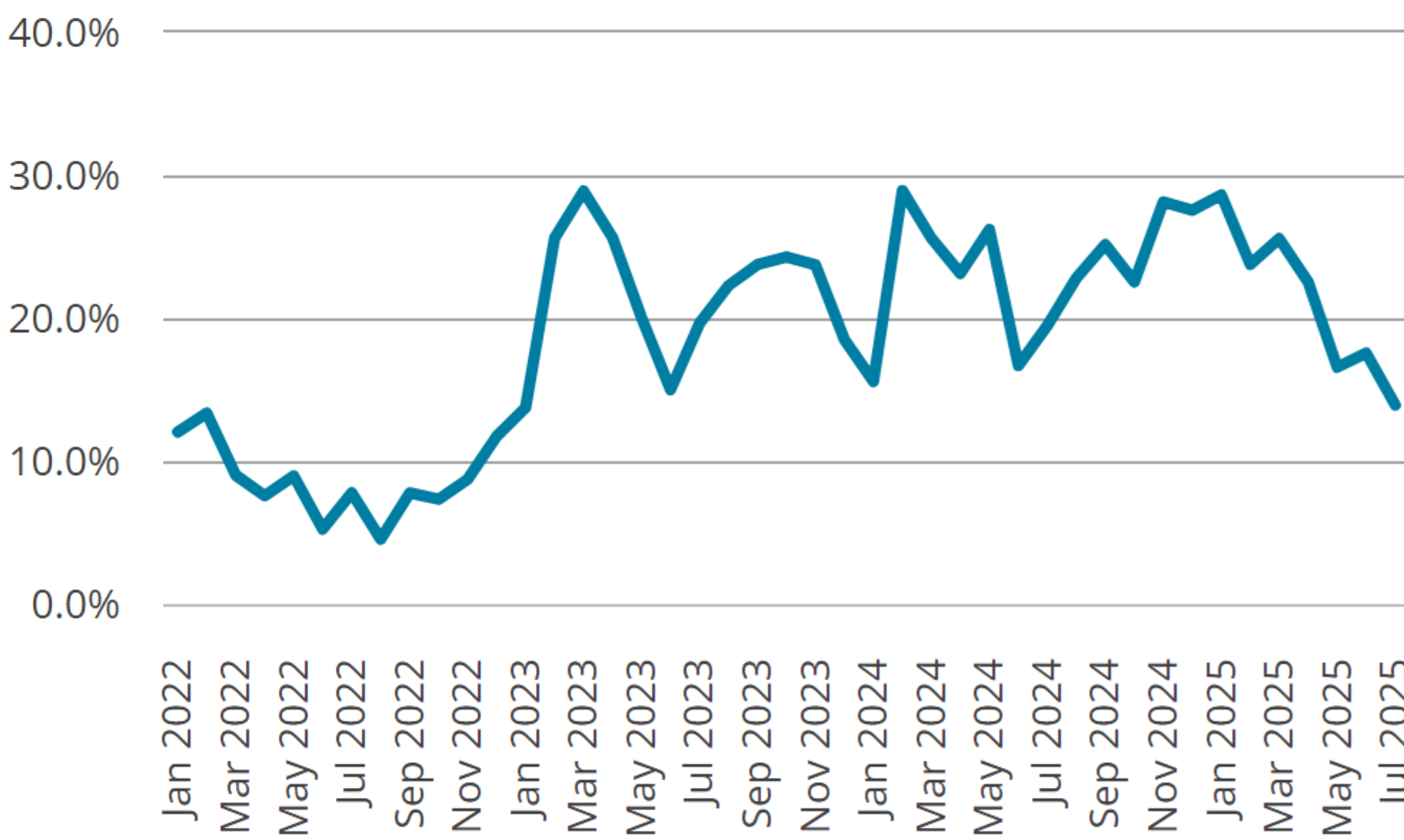


	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$480,000	\$501,788	▼ -4.34%	\$468,250	▲ 2.51%	\$475,000	\$445,000	▲ 6.74%
New Construction Sales Price	\$599,990	\$504,998	▲ 0.19%	\$483,342	▲ 0.24%	\$516,992	\$491,750	▲ 0.05%
Closed Sales	567	592	▼ -4.22%	554	▲ 2.35%	3,264	3,173	▲ 2.87%
New Listings	620	678	▼ -8.55%	607	▲ 2.14%	4,053	3,848	▲ 5.33%
Pending Sales	534	553	▼ -3.44%	454	▲ 17.62%	3,498	3,364	▲ 3.98%
Median Days on Market	13	9	▲ 44.44%	10	▲ 30.00%	8	7	▲ 14.29%
Average Days on Market	29	25	▲ 14.29%	29	▼ -1.29%	31	31	▼ -2.03%
Price per Square Foot	\$183	\$184	▼ -0.54%	\$182	▲ 0.55%	\$183	\$178	▲ 2.81%
% of List Price Received	99.2%	99.5%	▼ -0.31%	99.3%	▼ -0.09%	99.2%	99.3%	▼ -0.11%
Active Inventory	824	784	▲ 5.10%	694	▲ 18.73%	--	--	--
Months Supply of Inventory	1.5	1.3	▲ 9.74%	1.3	▲ 16.01%	--	--	--

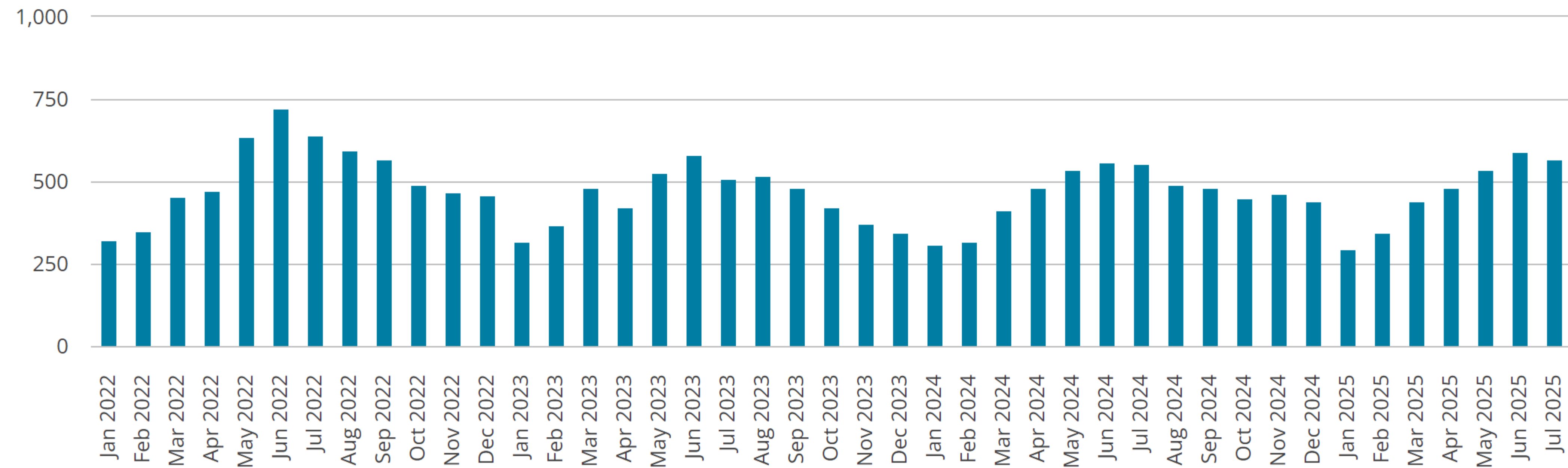
Median Sales Price



Percentage New Construction



Number of Closed Sales

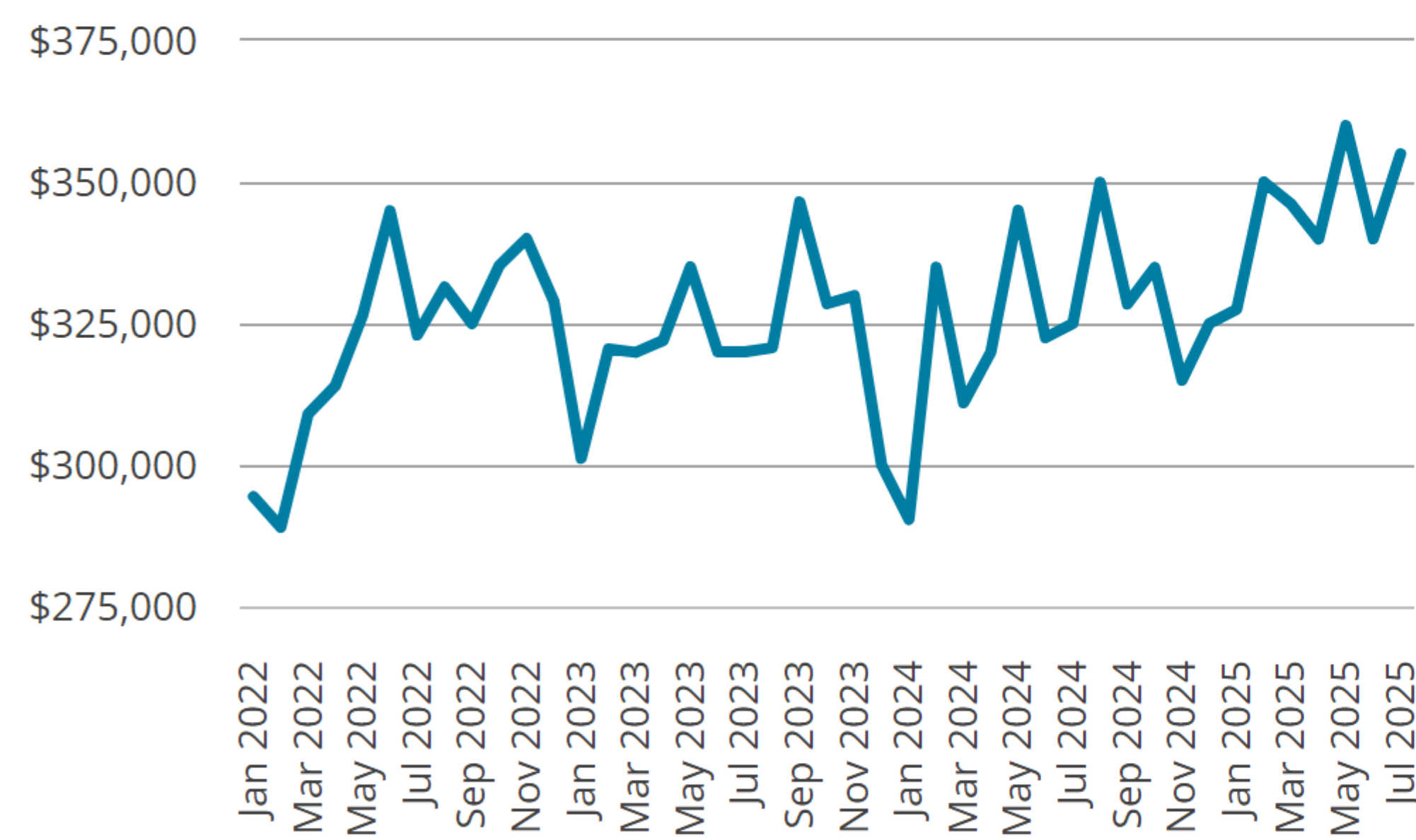


Hancock County

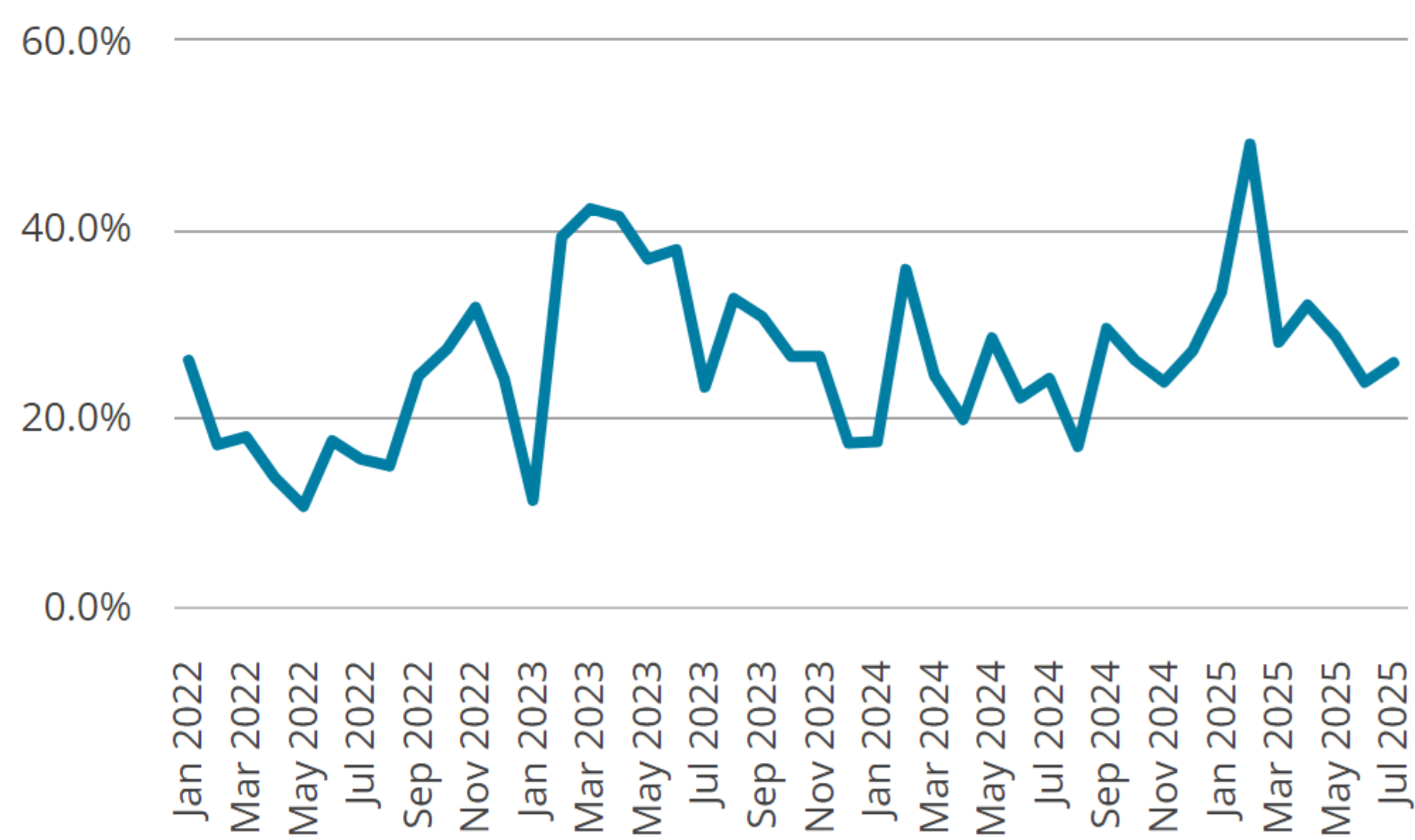
Data for Single Family Residence in Hancock County.

	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$355,000	\$340,000	⬆ 4.41%	\$325,000	⬆ 9.23%	\$345,990	\$325,000	⬆ 6.46%
New Construction Sales Price	\$366,000	\$373,873	⬆ -0.02%	\$397,513	⬆ -0.08%	\$374,745	\$380,000	⬆ -0.01%
Closed Sales	151	143	⬆ 5.59%	149	⬆ 1.34%	875	765	⬆ 14.38%
New Listings	169	168	⬆ 0.60%	141	⬆ 19.86%	1,135	959	⬆ 18.35%
Pending Sales	167	135	⬆ 23.70%	103	⬆ 62.14%	973	825	⬆ 17.94%
Median Days on Market	19	30	⬆ -36.67%	15	⬆ 26.67%	19	14	⬆ 35.71%
Average Days on Market	33	44	⬆ -24.58%	34	⬆ -1.43%	43	43	⬆ 1.39%
Price per Square Foot	\$166	\$158	⬆ 5.06%	\$161	⬆ 3.11%	\$163	\$157	⬆ 3.82%
% of List Price Received	98.6%	98.4%	⬆ 0.29%	98.9%	⬆ -0.22%	98.3%	98.5%	⬆ -0.22%
Active Inventory	301	299	⬆ 0.67%	211	⬆ 42.65%	--	--	--
Months Supply of Inventory	2.0	2.1	⬆ -4.66%	1.4	⬆ 40.76%	--	--	--

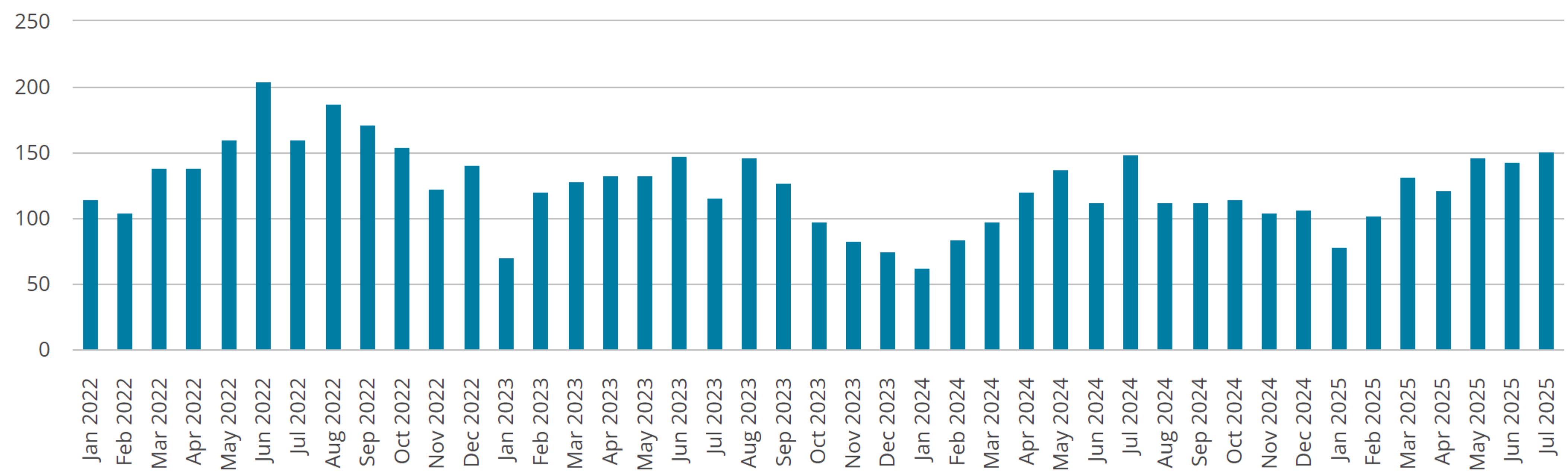
Median Sales Price



Percentage New Construction



Number of Closed Sales



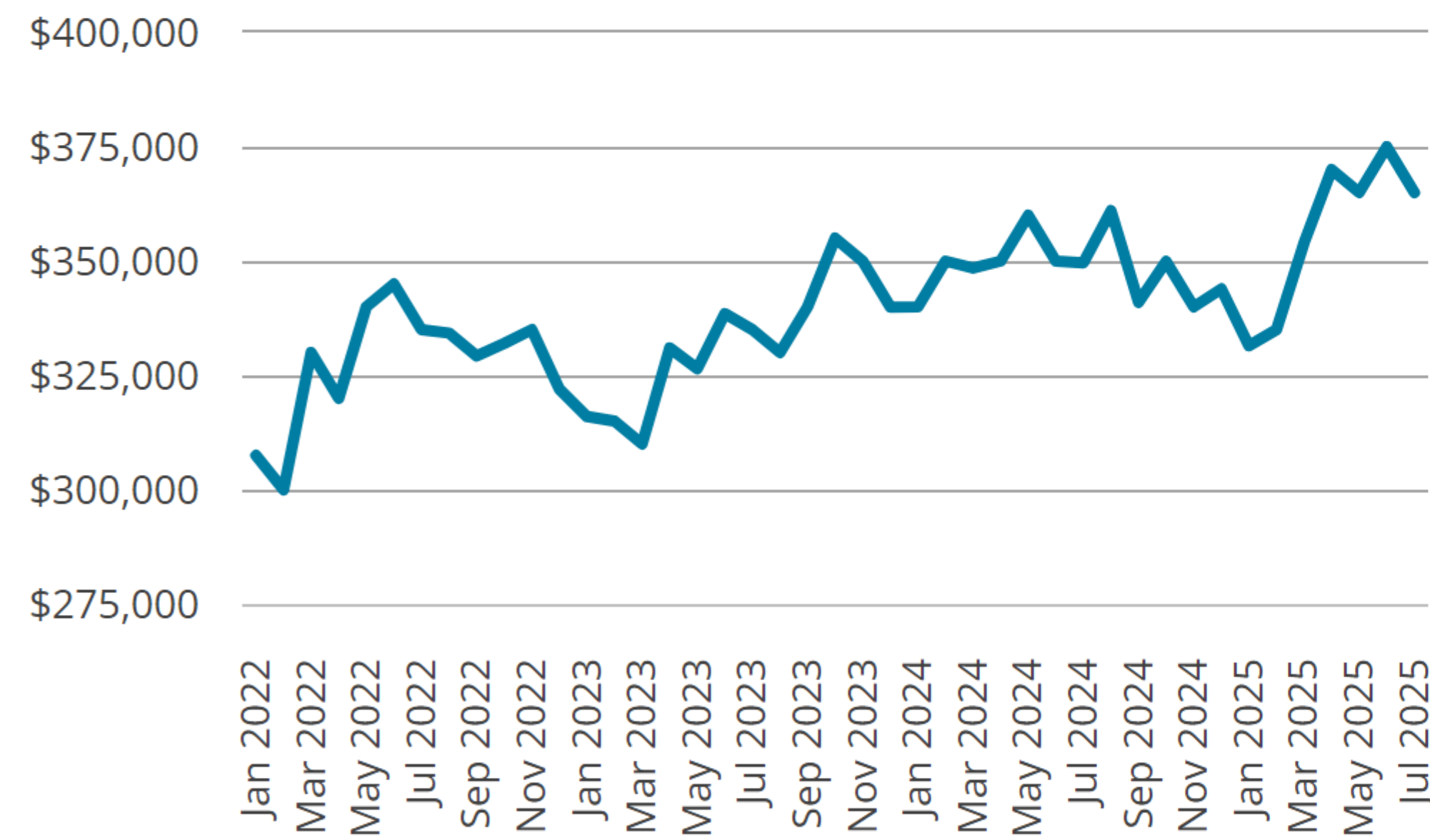
Hendricks County

Data for Single Family Residence in Hendricks County.

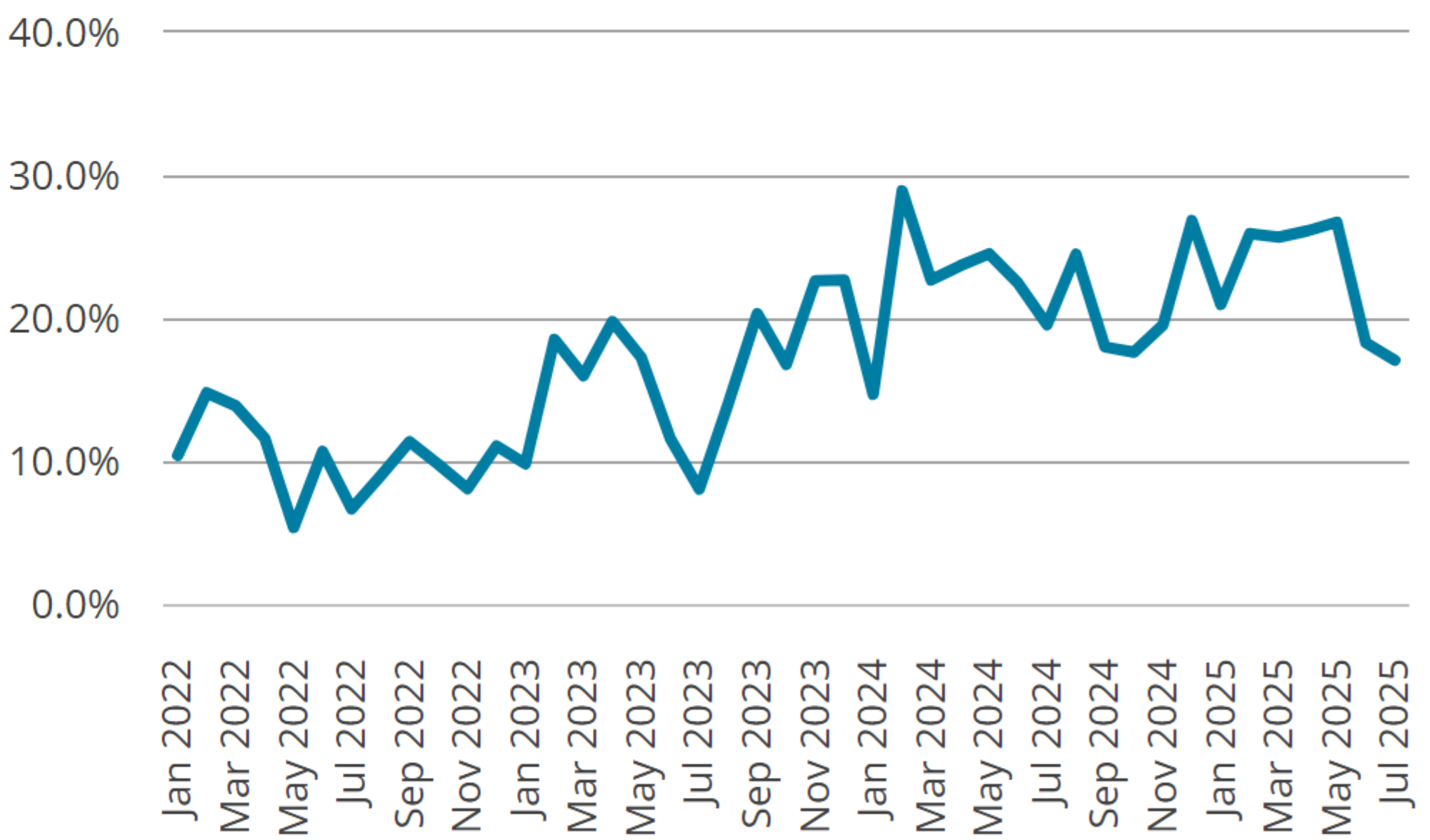


	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$365,000	\$375,000	▼ -2.67%	\$349,620	▲ 4.40%	\$360,000	\$350,000	▲ 2.86%
New Construction Sales Price	\$398,000	\$426,500	▼ -0.07%	\$415,000	▼ -0.04%	\$400,000	\$410,000	▼ -0.02%
Closed Sales	252	257	▼ -1.95%	220	▲ 14.55%	1,494	1,392	▲ 7.33%
New Listings	290	302	▼ -3.97%	269	▲ 7.81%	1,862	1,714	▲ 8.63%
Pending Sales	267	245	▲ 8.98%	223	▲ 19.73%	1,642	1,484	▲ 10.65%
Median Days on Market	23	10	▲ 130.00%	16	▲ 43.75%	15	13	▲ 15.38%
Average Days on Market	49	33	▲ 48.48%	36	▲ 35.14%	43	40	▲ 7.67%
Price per Square Foot	\$160	\$166	▼ -3.61%	\$163	▼ -1.84%	\$160	\$159	▲ 0.63%
% of List Price Received	98.6%	98.8%	▼ -0.19%	99.0%	▼ -0.35%	98.4%	98.6%	▼ -0.26%
Active Inventory	450	435	▲ 3.45%	351	▲ 28.21%	--	--	--
Months Supply of Inventory	1.8	1.7	▲ 5.50%	1.6	▲ 11.93%	--	--	--

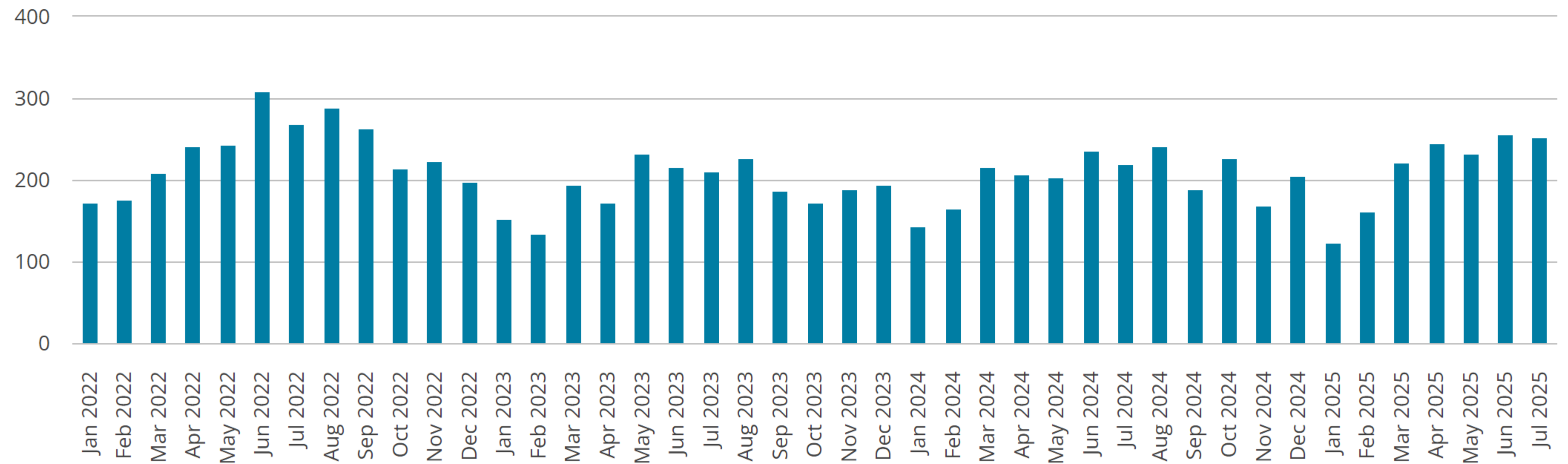
Median Sales Price



Percentage New Construction



Number of Closed Sales



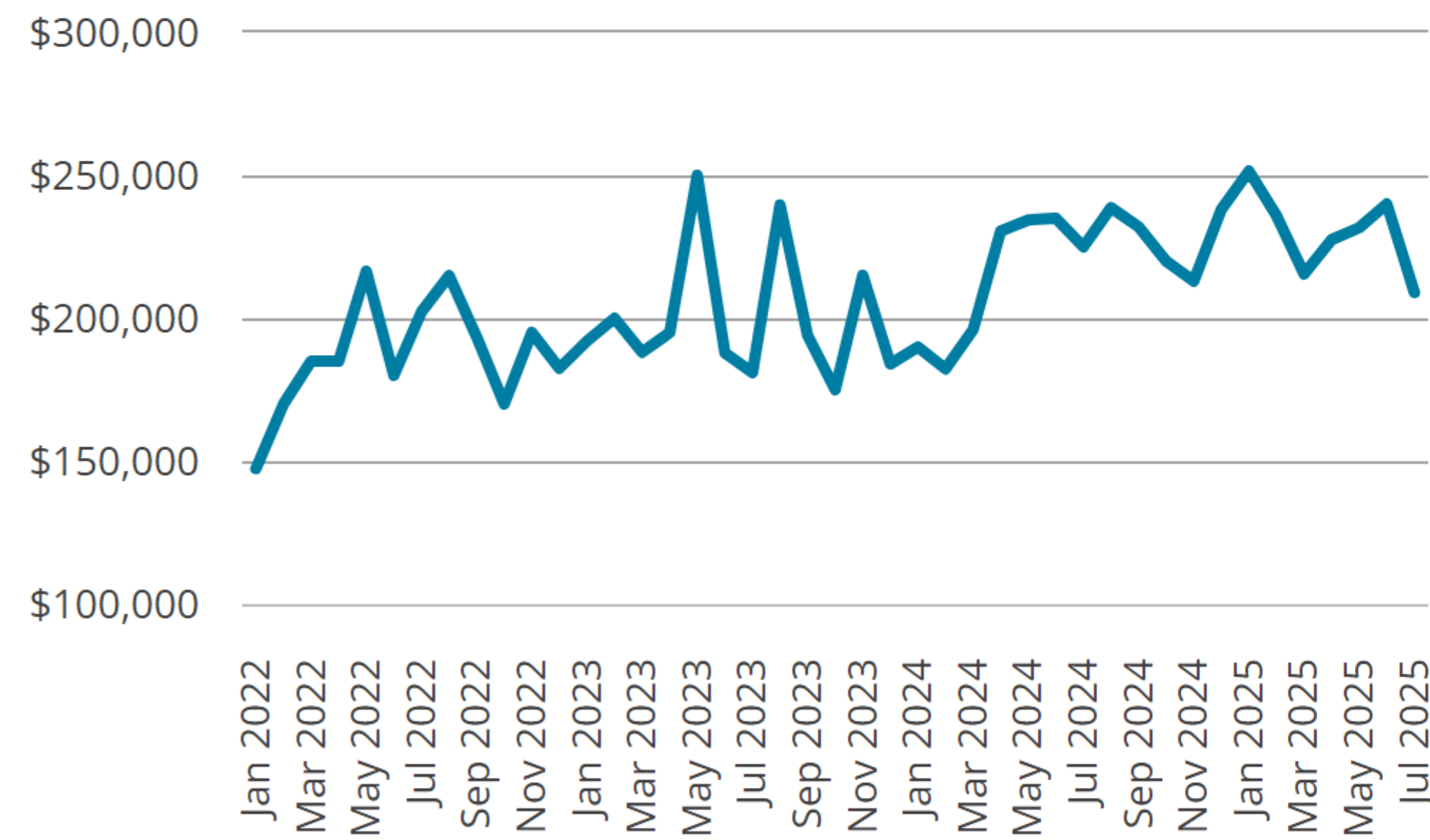
Jackson County

Data for Single Family Residence in Jackson County.

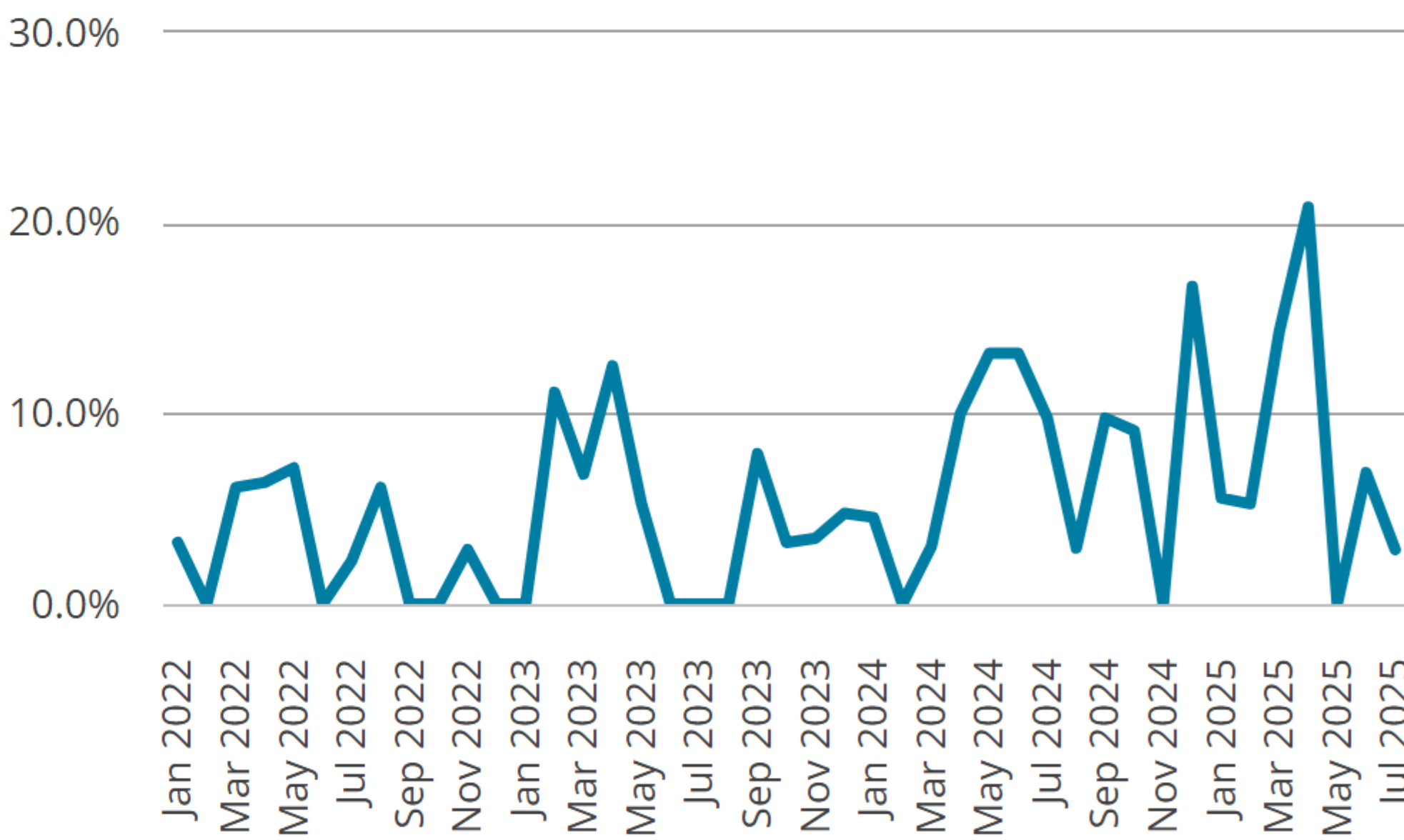


	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$209,000	\$240,000	▼ -12.92%	\$225,000	▼ -7.11%	\$230,500	\$215,000	▲ 7.21%
New Construction Sales Price	\$205,000	\$292,750	▼ -0.30%	\$364,545	▼ -0.44%	\$258,125	\$276,000	▼ -0.06%
Closed Sales	35	29	▲ 20.69%	41	▼ -14.63%	181	223	▼ -18.83%
New Listings	43	43	▶ 0.00%	50	▼ -14.00%	254	270	▼ -5.93%
Pending Sales	33	40	▼ -17.50%	36	▼ -8.33%	193	230	▼ -16.09%
Median Days on Market	16	15	▲ 6.67%	13	▲ 23.08%	16	12	▲ 39.13%
Average Days on Market	44	44	▲ 1.65%	26	▲ 73.34%	49	45	▲ 8.59%
Price per Square Foot	\$138	\$152	▼ -9.21%	\$145	▼ -4.83%	\$145	\$140	▲ 3.57%
% of List Price Received	98.1%	97.4%	▲ 0.75%	97.9%	▲ 0.26%	98.4%	98.1%	▲ 0.29%
Active Inventory	80	77	▲ 3.90%	51	▲ 56.86%	--	--	--
Months Supply of Inventory	2.3	2.7	▼ -13.91%	1.2	▲ 83.75%	--	--	--

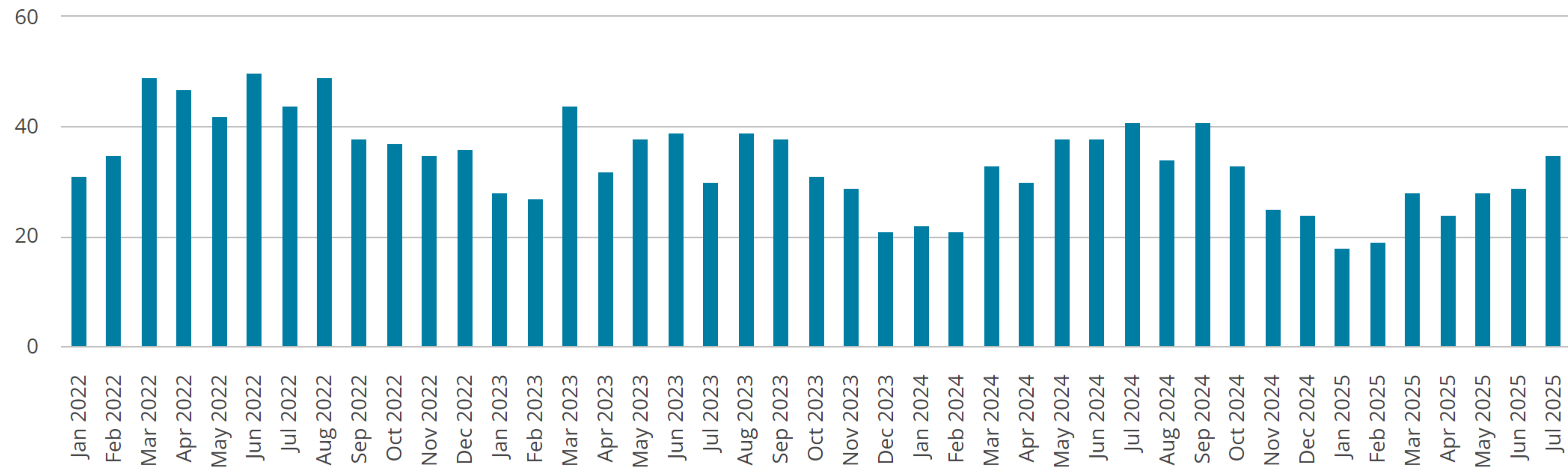
Median Sales Price



Percentage New Construction



Number of Closed Sales



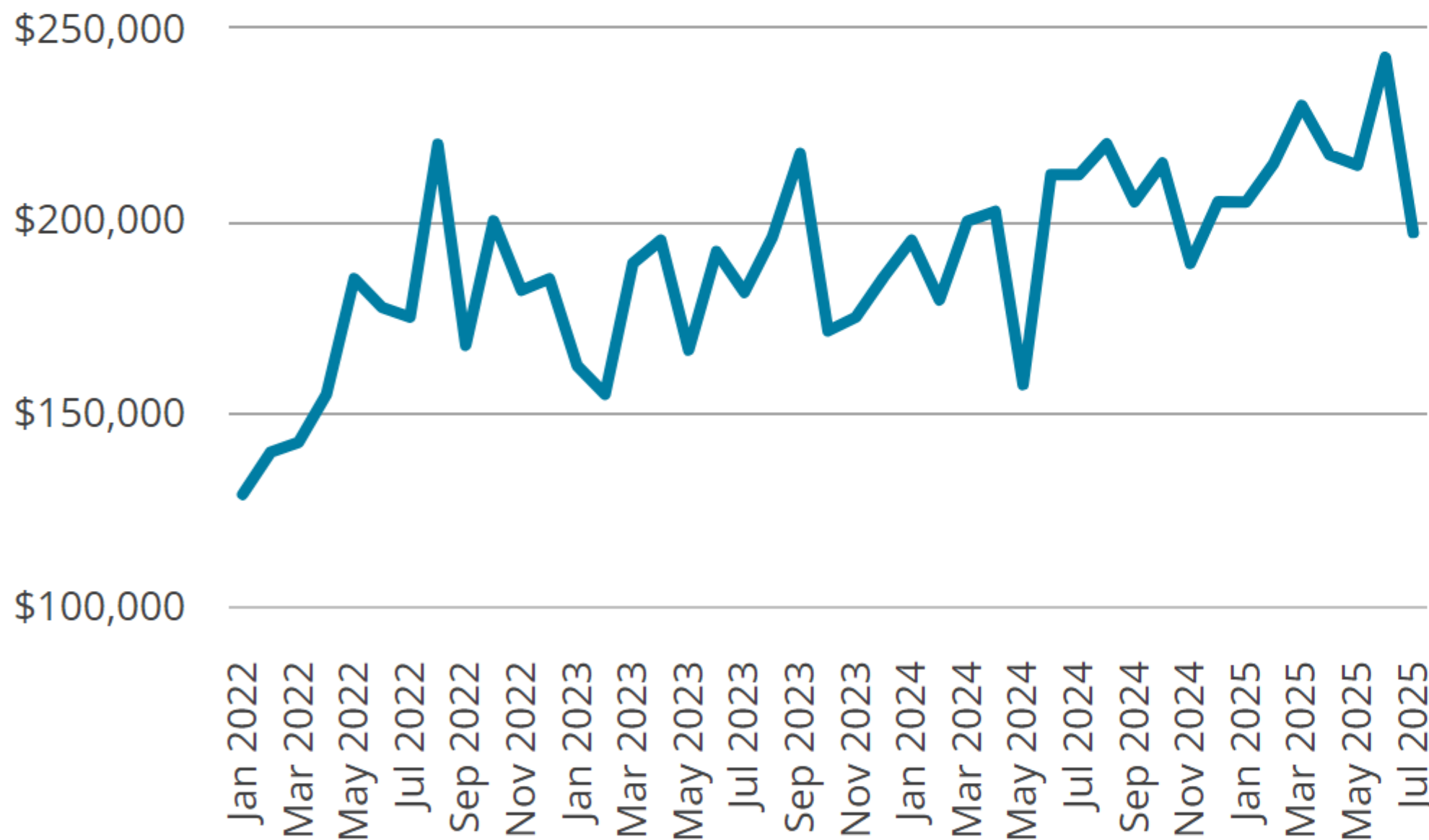
Jennings County

Data for Single Family Residence in Jennings County.

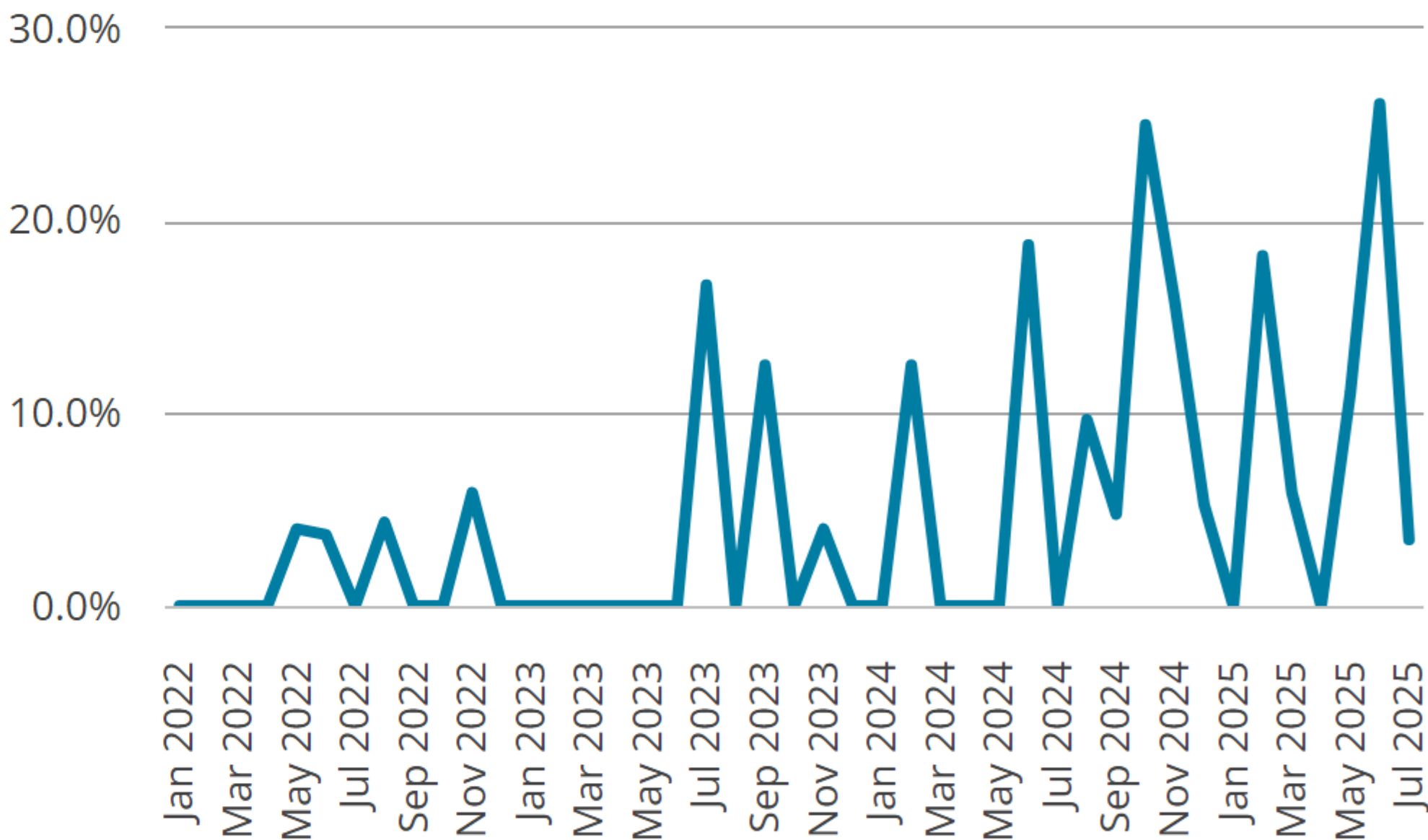


	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$197,000	\$242,500	▼ -18.76%	\$212,000	▼ -7.08%	\$215,000	\$195,000	▲ 10.26%
New Construction Sales Price	\$294,900	\$294,900	▶ 0.00%			\$270,900	\$234,500	▲ 0.16%
Closed Sales	29	23	▲ 26.09%	14	▲ 107.14%	126	106	▲ 18.87%
New Listings	28	35	▼ -20.00%	32	▼ -12.50%	180	165	▲ 9.09%
Pending Sales	23	22	▲ 4.55%	23	▶ 0.00%	134	121	▲ 10.74%
Median Days on Market	21	14.5	▲ 44.83%	15	▲ 40.00%	17	12	▲ 41.67%
Average Days on Market	51	34	▲ 47.73%	47	▲ 6.60%	54	47	▲ 16.39%
Price per Square Foot	\$142	\$156	▼ -8.97%	\$142	▶ 0.00%	\$149	\$135	▲ 10.00%
% of List Price Received	96.6%	98.6%	▼ -2.04%	96.7%	▼ -0.14%	98.1%	98.2%	▼ -0.15%
Active Inventory	57	56	▲ 1.79%	53	▲ 7.55%	--	--	--
Months Supply of Inventory	2.0	2.4	▼ -19.27%	3.8	▼ -48.06%	--	--	--

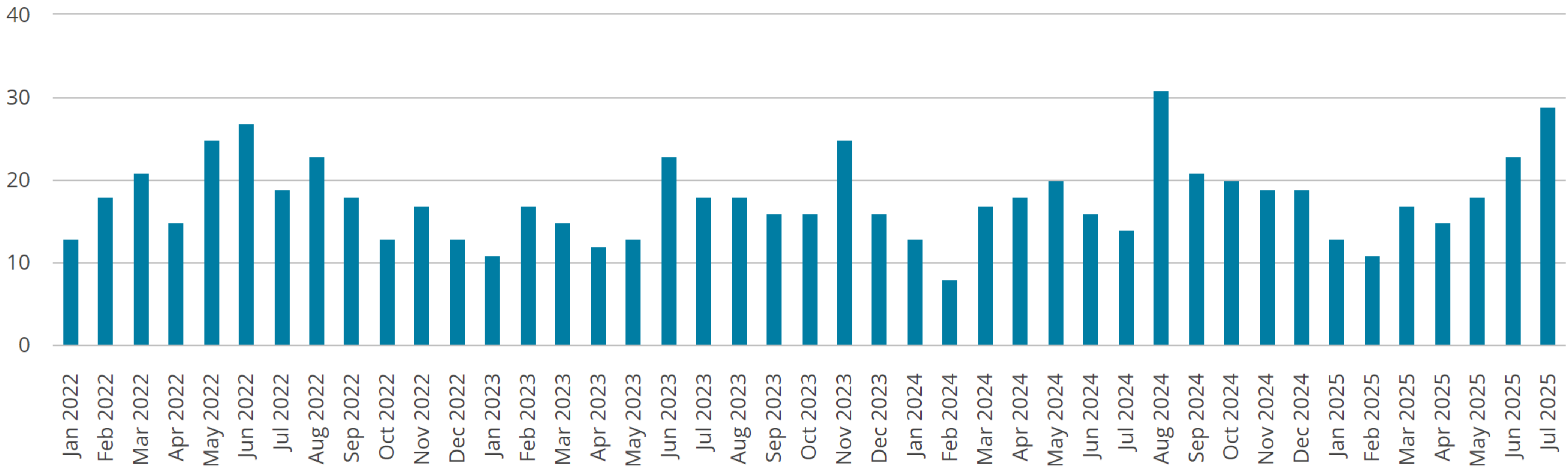
Median Sales Price



Percentage New Construction



Number of Closed Sales



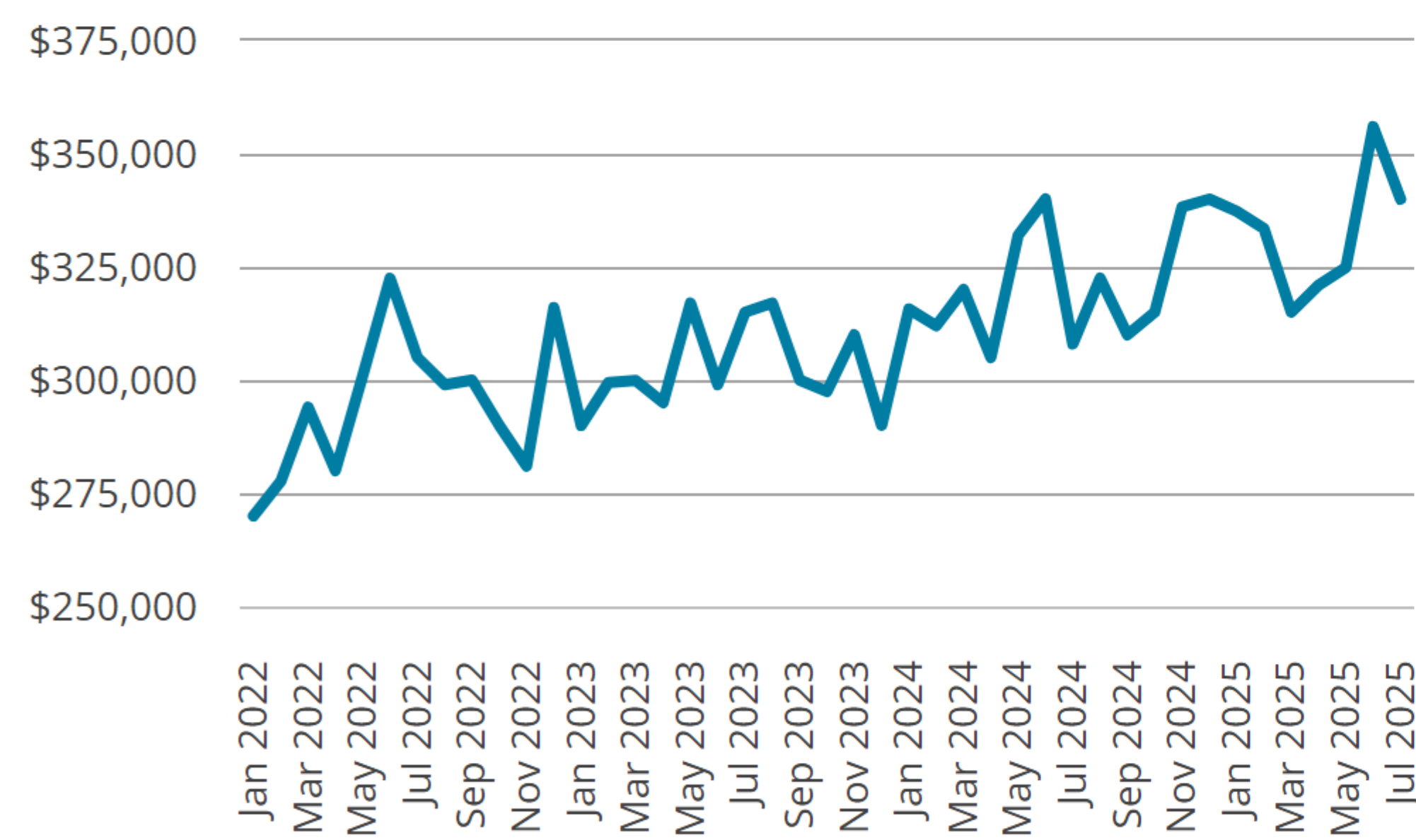
Johnson County

Data for Single Family Residence in Johnson County.

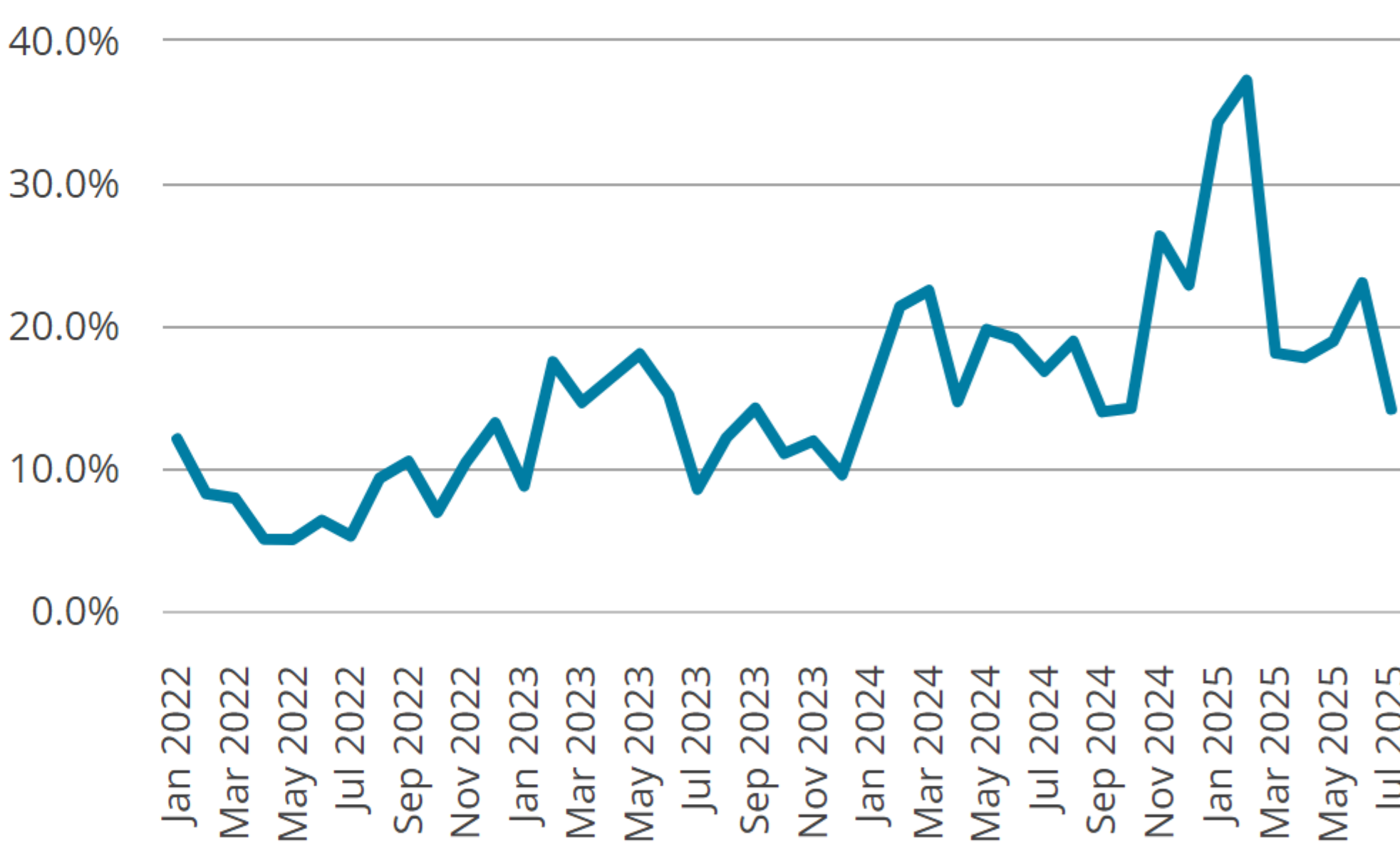


	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$340,000	\$355,979	▼ -4.49%	\$307,998	▲ 10.39%	\$330,000	\$319,900	▲ 3.16%
New Construction Sales Price	\$415,000	\$397,495	▲ 0.04%	\$391,464	▲ 0.06%	\$393,047	\$387,159	▲ 0.02%
Closed Sales	219	252	▼ -13.10%	214	▲ 2.34%	1,458	1,315	▲ 10.87%
New Listings	281	294	▼ -4.42%	252	▲ 11.51%	1,806	1,636	▲ 10.39%
Pending Sales	216	204	▲ 5.88%	207	▲ 4.35%	1,529	1,415	▲ 8.06%
Median Days on Market	23	11.5	▲ 100.00%	14	▲ 64.29%	16	12	▲ 33.33%
Average Days on Market	46	25	▲ 84.96%	32	▲ 42.66%	43	37	▲ 14.68%
Price per Square Foot	\$164	\$162	▲ 1.23%	\$167	▼ -1.80%	\$159	\$159	▶ 0.00%
% of List Price Received	98.5%	97.5%	▲ 1.06%	98.8%	▼ -0.25%	98.0%	98.2%	▼ -0.20%
Active Inventory	441	401	▲ 9.98%	343	▲ 28.57%	--	--	--
Months Supply of Inventory	2.0	1.6	▲ 26.55%	1.6	▲ 25.64%	--	--	--

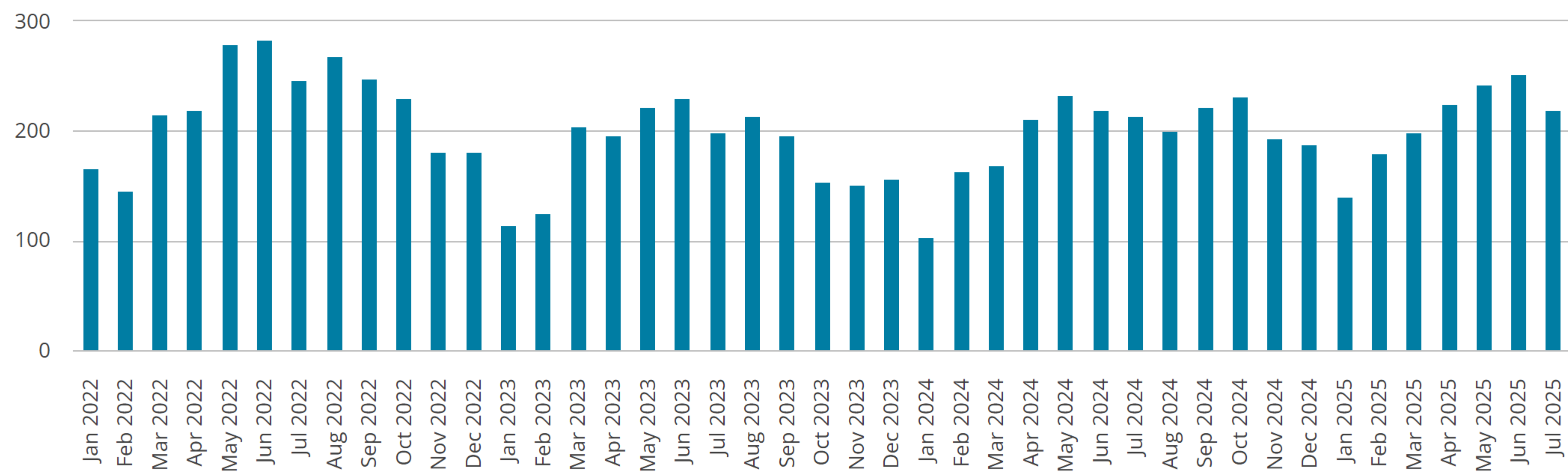
Median Sales Price



Percentage New Construction



Number of Closed Sales

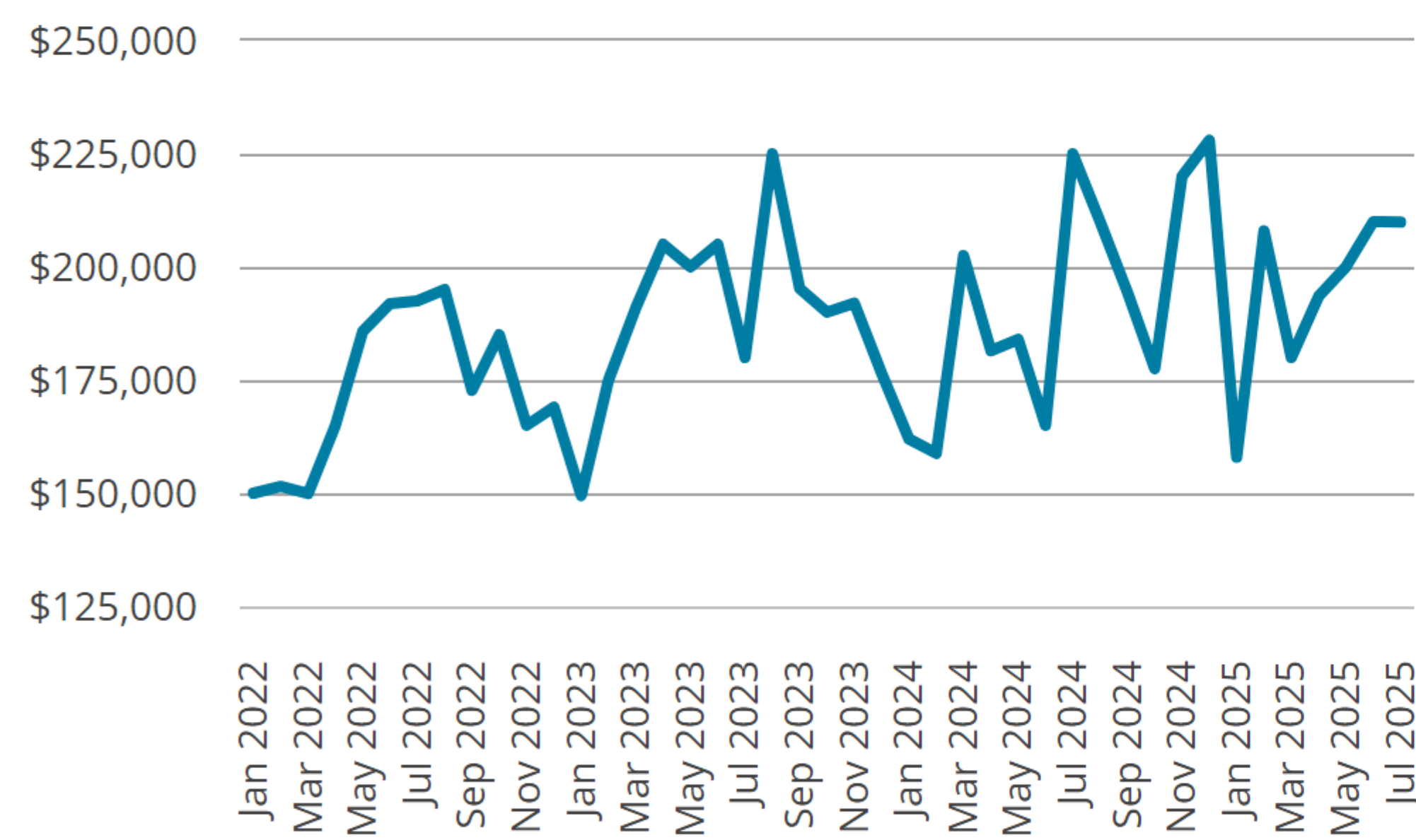


Madison County

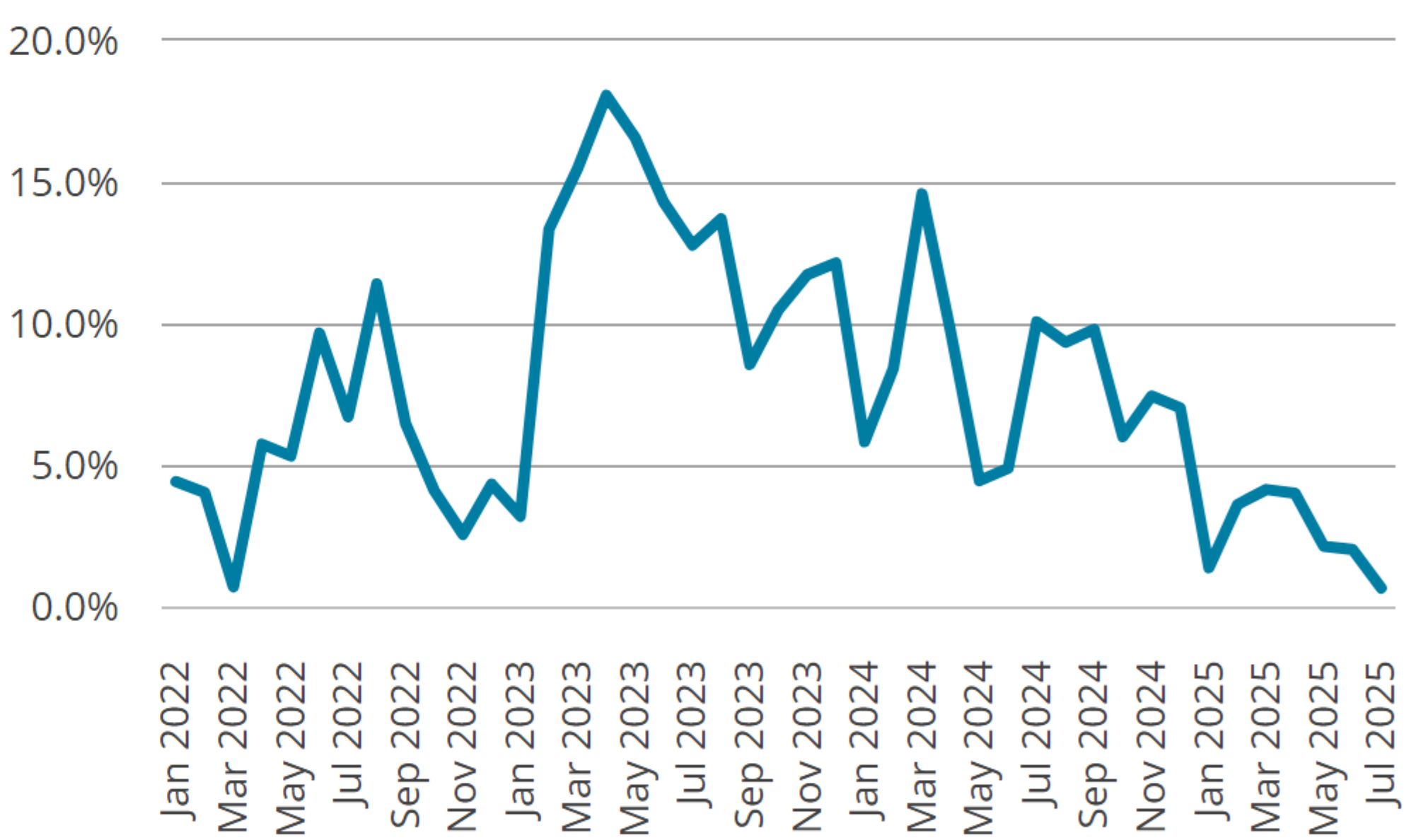
Data for Single Family Residence in Madison County.

	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$209,900	\$210,000	▼ -0.05%	\$225,000	▼ -6.71%	\$197,500	\$187,000	▲ 5.61%
New Construction Sales Price	\$349,243	\$418,630	▼ -0.17%	\$358,100	▼ -0.02%	\$349,622	\$362,990	▼ -0.04%
Closed Sales	153	149	▲ 2.68%	169	▼ -9.47%	873	915	▼ -4.59%
New Listings	168	163	▲ 3.07%	181	▼ -7.18%	1,101	1,136	▼ -3.08%
Pending Sales	151	147	▲ 2.72%	138	▲ 9.42%	945	946	▼ -0.11%
Median Days on Market	17	14	▲ 21.43%	10	▲ 70.00%	17	13	▲ 30.77%
Average Days on Market	34	26	▲ 34.68%	27	▲ 26.19%	40	38	▲ 6.38%
Price per Square Foot	\$137	\$136	▲ 0.74%	\$142	▼ -3.52%	\$130	\$126	▲ 3.17%
% of List Price Received	98.0%	97.8%	▲ 0.28%	97.7%	▲ 0.38%	97.5%	96.8%	▲ 0.76%
Active Inventory	259	243	▲ 6.58%	257	▲ 0.78%	--	--	--
Months Supply of Inventory	1.7	1.6	▲ 3.80%	1.5	▲ 11.32%	--	--	--

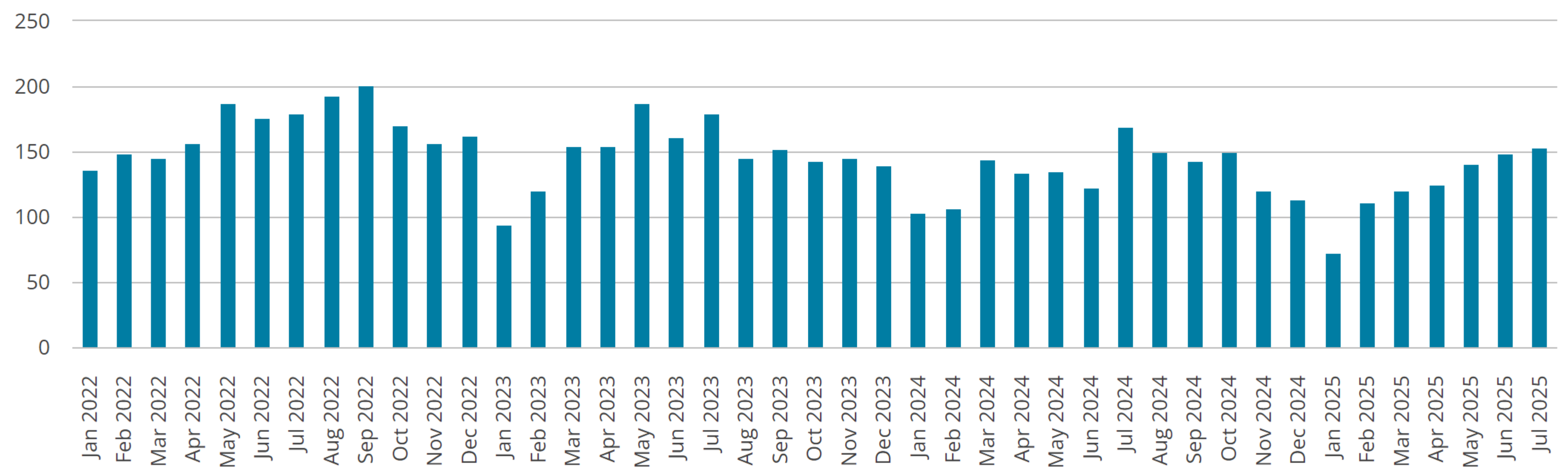
Median Sales Price



Percentage New Construction



Number of Closed Sales



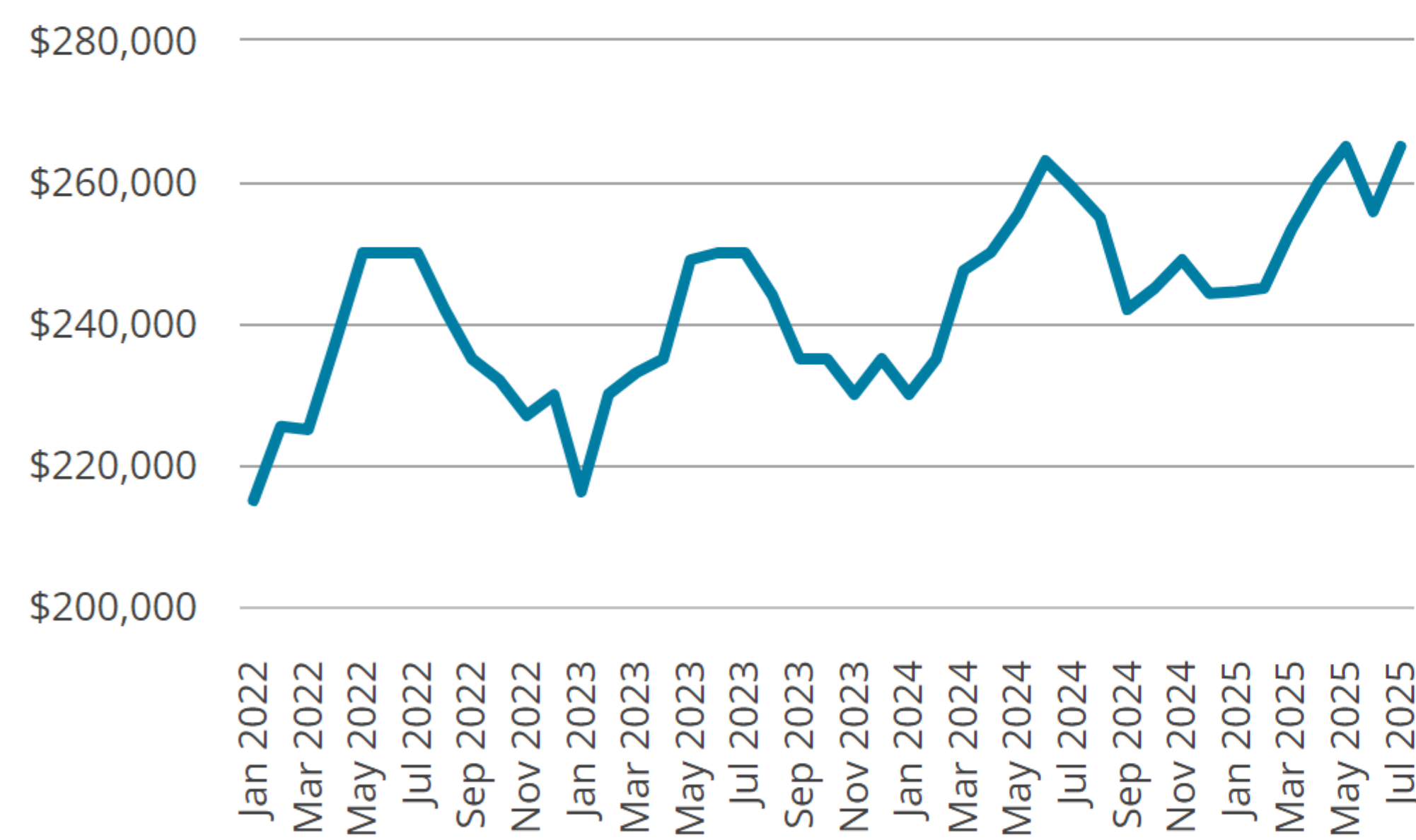


Marion County

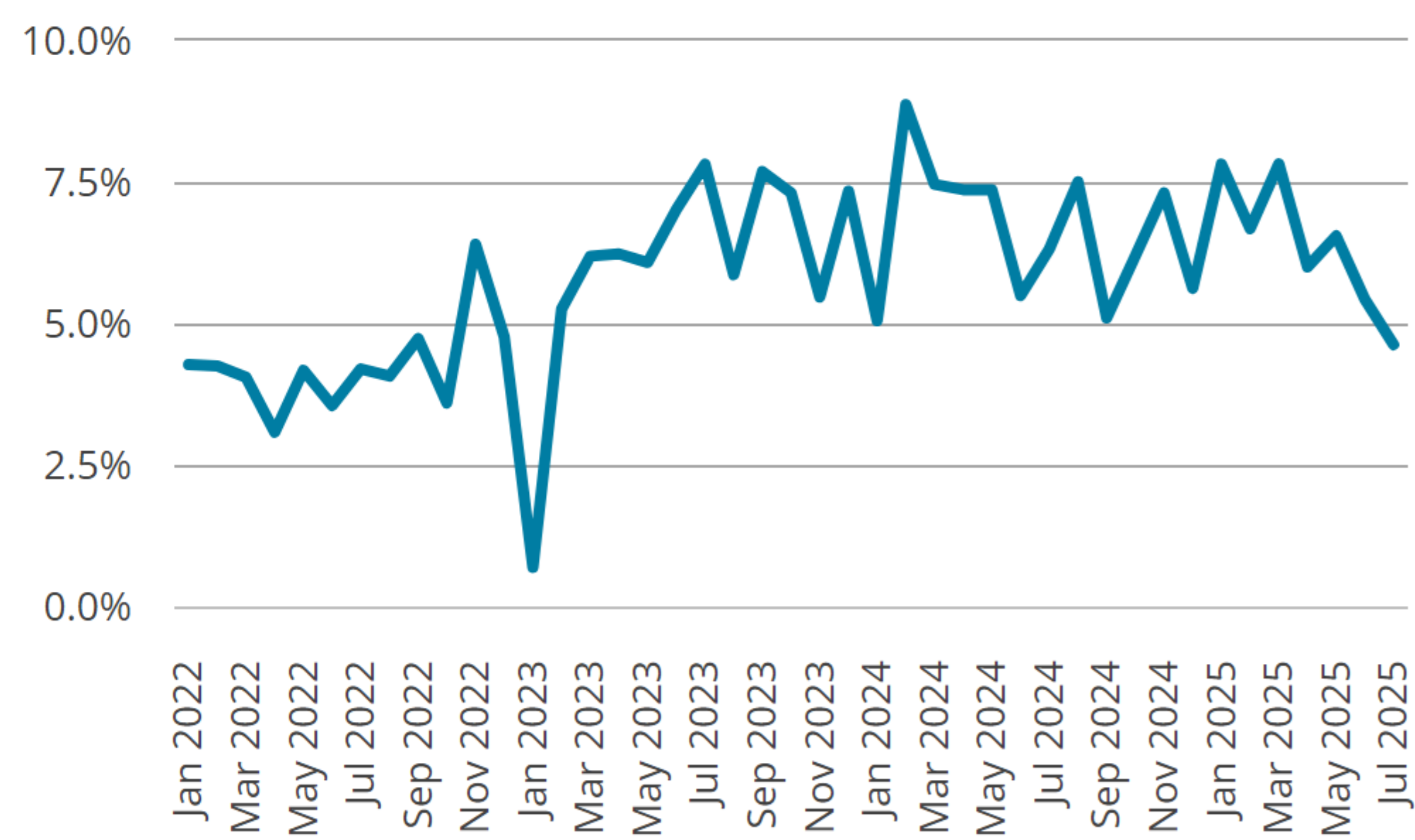
Data for Single Family Residence in Marion County.

	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$265,000	\$255,838	⬆ 3.58%	\$259,158	⬆ 2.25%	\$255,838	\$250,000	⬆ 2.34%
New Construction Sales Price	\$354,995	\$346,000	⬆ 0.03%	\$339,950	⬆ 0.04%	\$346,500	\$335,500	⬆ 0.03%
Closed Sales	951	1,050	⬆ -9.43%	1,045	⬆ -9.00%	6,256	6,423	⬆ -2.60%
New Listings	1,285	1,362	⬆ -5.65%	1,250	⬆ 2.80%	8,558	8,167	⬆ 4.79%
Pending Sales	1,040	945	⬆ 10.05%	921	⬆ 12.92%	6,788	6,811	⬆ -0.34%
Median Days on Market	16.5	10	⬆ 65.00%	11	⬆ 50.00%	14	11	⬆ 27.27%
Average Days on Market	39	32	⬆ 21.85%	30	⬆ 29.52%	43	39	⬆ 9.31%
Price per Square Foot	\$158	\$156	⬆ 0.96%	\$155	⬆ 1.61%	\$155	\$150	⬆ 3.33%
% of List Price Received	98.4%	98.4%	⬆ 0.02%	98.9%	⬆ -0.46%	98.3%	98.4%	⬆ -0.13%
Active Inventory	2,253	2,198	⬆ 2.50%	1,792	⬆ 25.73%	--	--	--
Months Supply of Inventory	2.4	2.1	⬆ 13.17%	1.7	⬆ 38.15%	--	--	--

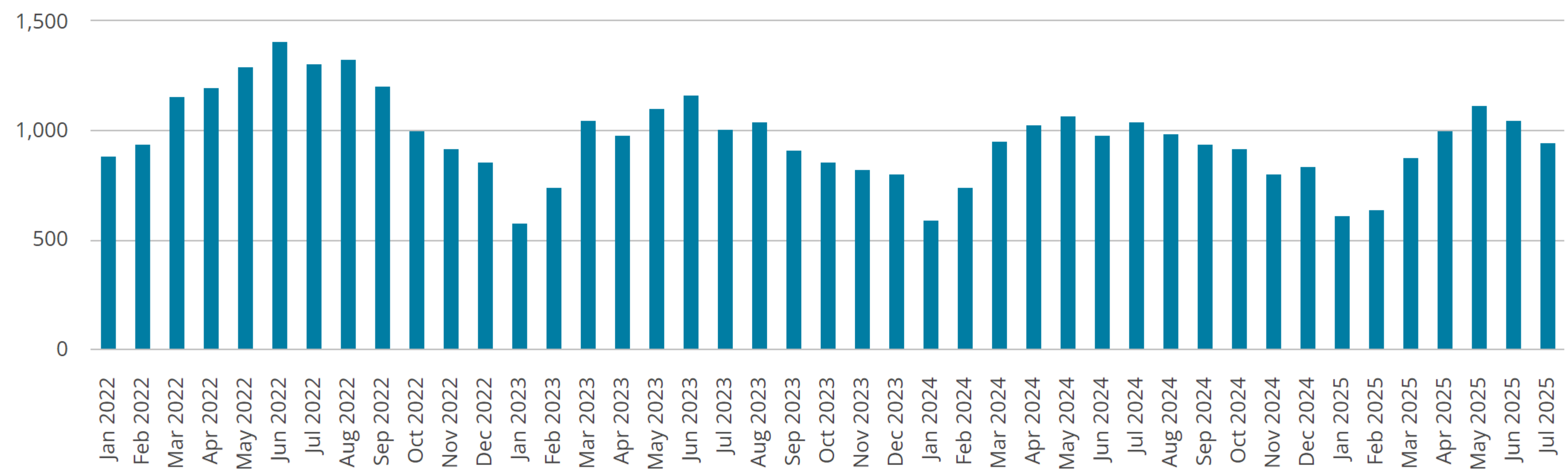
Median Sales Price



Percentage New Construction



Number of Closed Sales



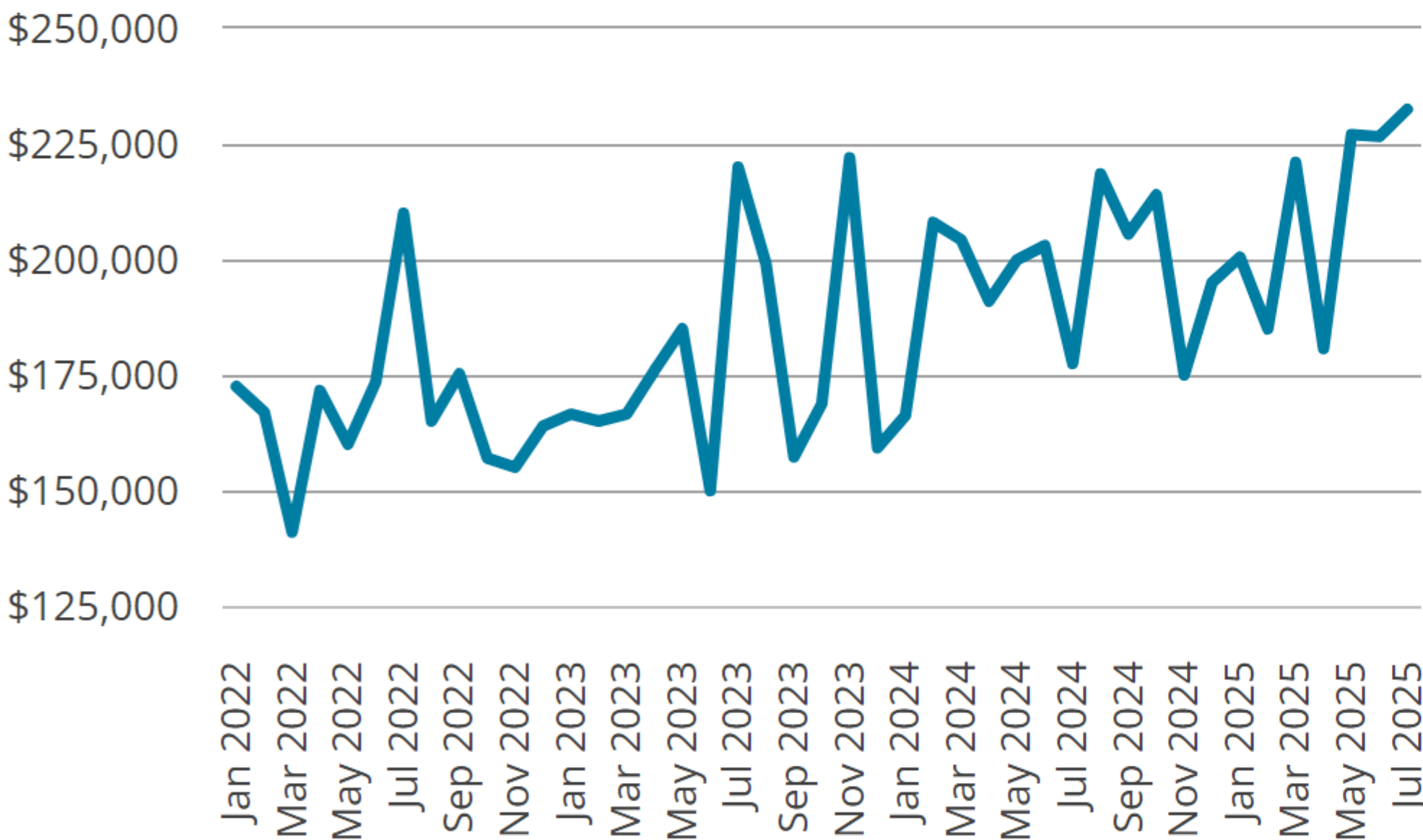


Montgomery County

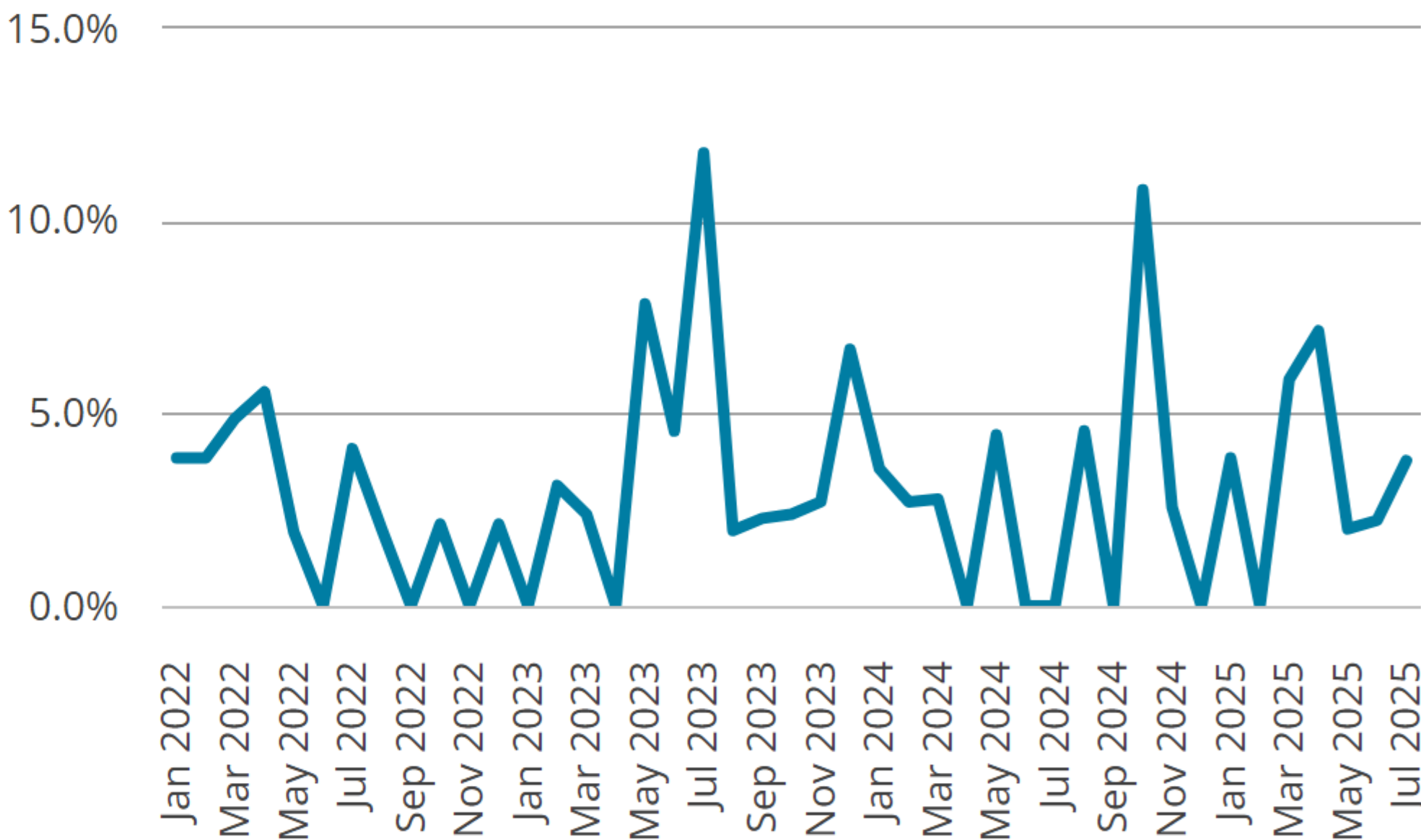
Data for Single Family Residence in Montgomery County.

	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$232,500	\$226,600	⬆ 2.60%	\$177,500	⬆ 30.99%	\$218,000	\$199,900	⬆ 9.05%
New Construction Sales Price	\$432,138	\$465,000	⬆ -0.07%			\$399,900	\$409,900	⬆ -0.02%
Closed Sales	53	45	⬆ 17.78%	48	⬆ 10.42%	271	281	⬆ -3.56%
New Listings	68	57	⬆ 19.30%	55	⬆ 23.64%	350	321	⬆ 9.03%
Pending Sales	57	53	⬆ 7.55%	37	⬆ 54.05%	301	294	⬆ 2.38%
Median Days on Market	10	10	➡ 0.00%	8	⬆ 25.00%	14	9	⬆ 55.56%
Average Days on Market	33	28	⬆ 19.71%	19	⬆ 72.31%	44	38	⬆ 15.87%
Price per Square Foot	\$147	\$143	⬆ 2.80%	\$133	⬆ 10.94%	\$135	\$131	⬆ 3.05%
% of List Price Received	99.0%	97.3%	⬆ 1.83%	99.7%	⬆ -0.69%	97.5%	97.7%	⬆ -0.21%
Active Inventory	74	71	⬆ 4.23%	67	⬆ 10.45%	--	--	--
Months Supply of Inventory	1.4	1.6	⬆ -11.50%	1.4	⬆ 0.03%	--	--	--

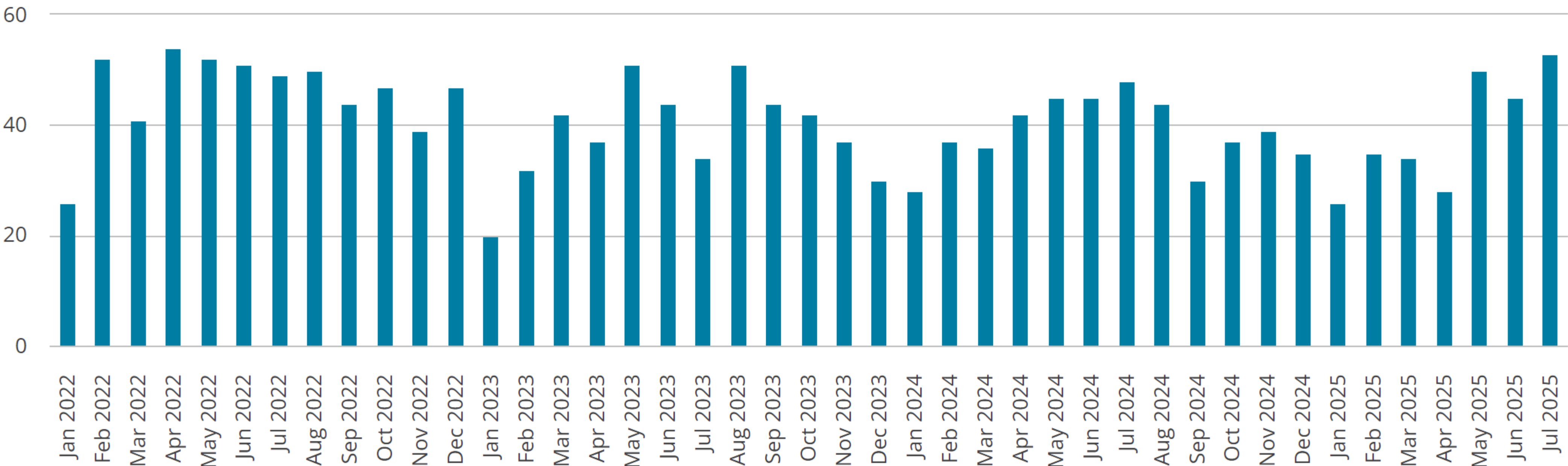
Median Sales Price



Percentage New Construction



Number of Closed Sales



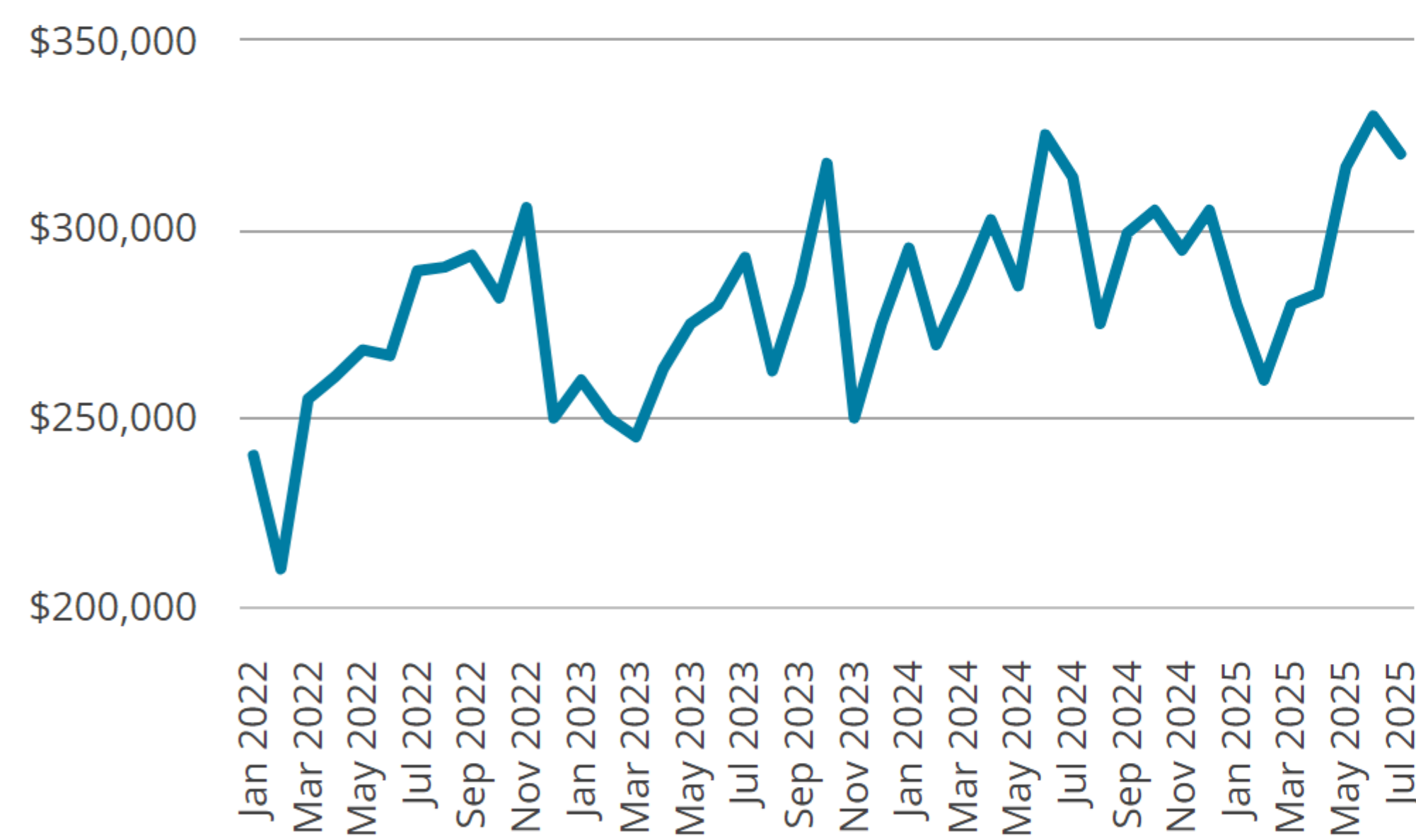


Morgan County

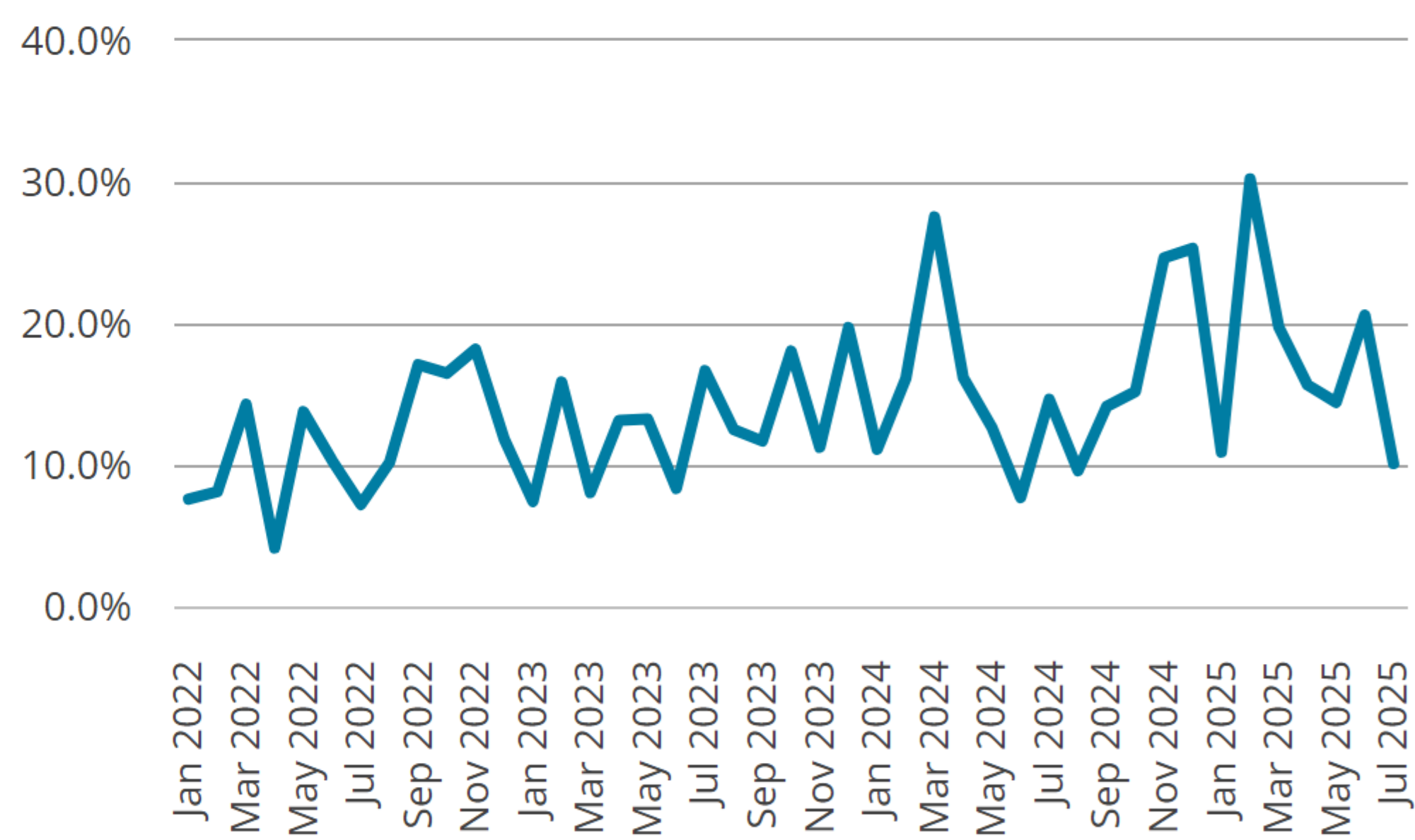
Data for Single Family Residence in Morgan County.

	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$320,000	\$330,000	▼ -3.03%	\$313,750	▲ 1.99%	\$295,000	\$297,707	▼ -0.91%
New Construction Sales Price	\$330,000	\$342,000	▼ -0.04%	\$314,750	▲ 0.05%	\$321,425	\$315,000	▲ 0.02%
Closed Sales	99	102	▼ -2.94%	82	▲ 20.73%	567	483	▲ 17.39%
New Listings	109	113	▼ -3.54%	119	▼ -8.40%	717	635	▲ 12.91%
Pending Sales	102	95	▲ 7.37%	87	▲ 17.24%	621	515	▲ 20.58%
Median Days on Market	23.5	12	▲ 95.83%	12	▲ 95.83%	21	15	▲ 40.00%
Average Days on Market	45	40	▲ 14.77%	40	▲ 13.52%	49	43	▲ 14.58%
Price per Square Foot	\$167	\$177	▼ -5.38%	\$157	▲ 6.37%	\$163	\$160	▲ 1.88%
% of List Price Received	97.9%	98.4%	▼ -0.50%	97.8%	▲ 0.06%	98.0%	98.1%	▼ -0.07%
Active Inventory	182	181	▲ 0.55%	177	▲ 2.82%	--	--	--
Months Supply of Inventory	1.8	1.8	▲ 3.60%	2.2	▼ -14.83%	--	--	--

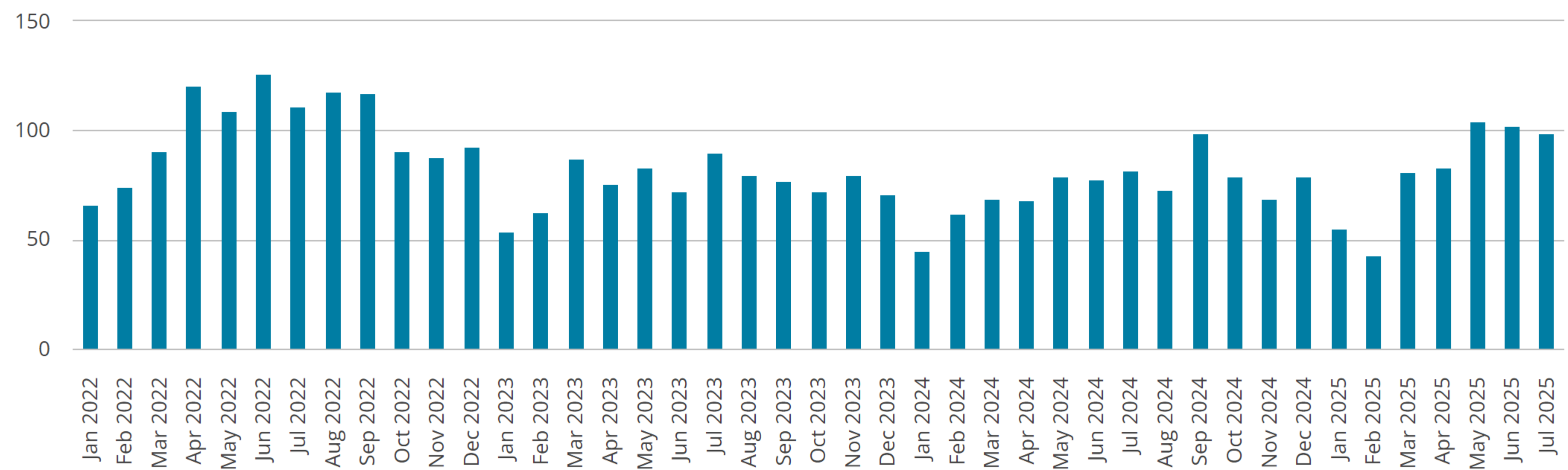
Median Sales Price



Percentage New Construction



Number of Closed Sales



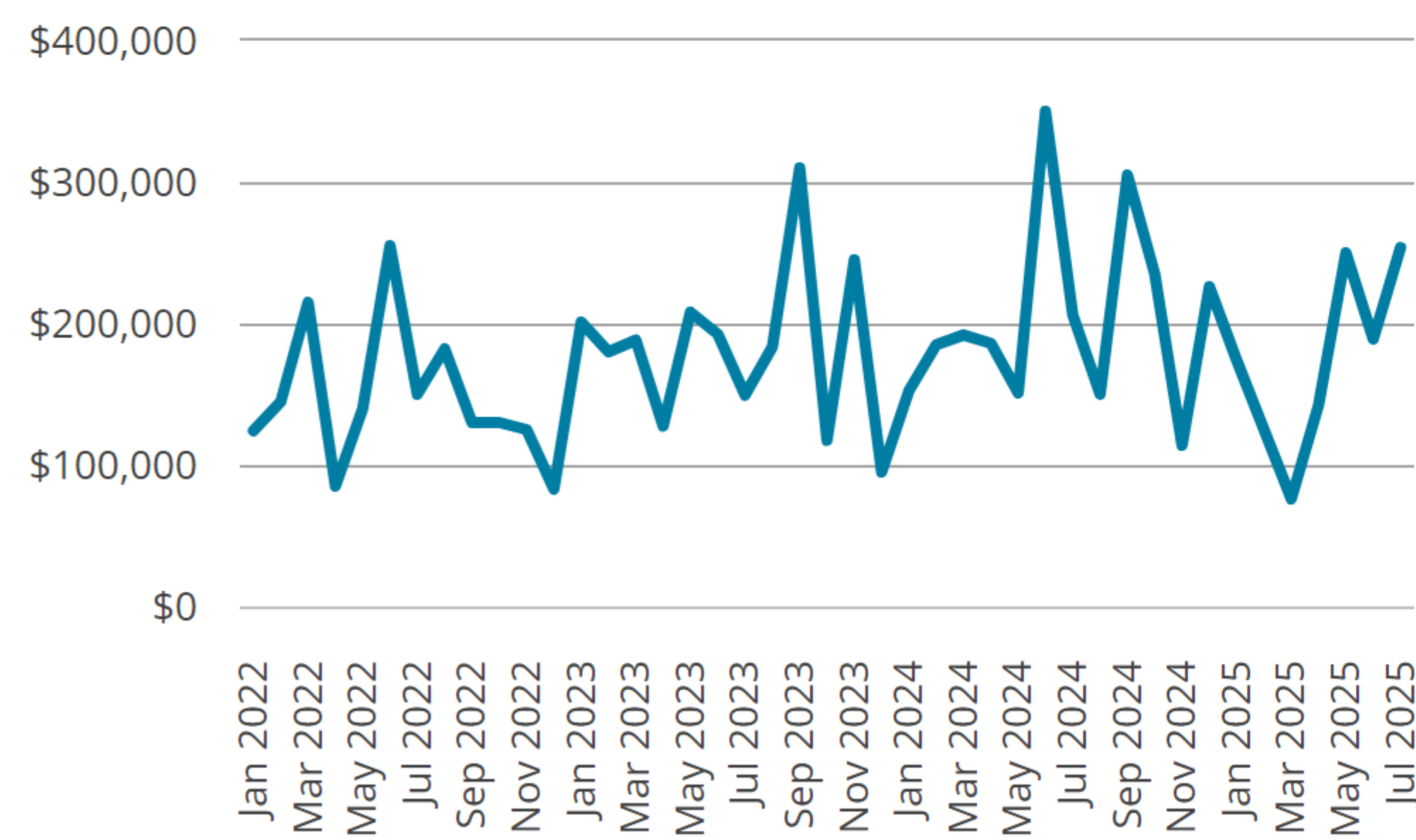
Parke County

Data for Single Family Residence in Parke County.

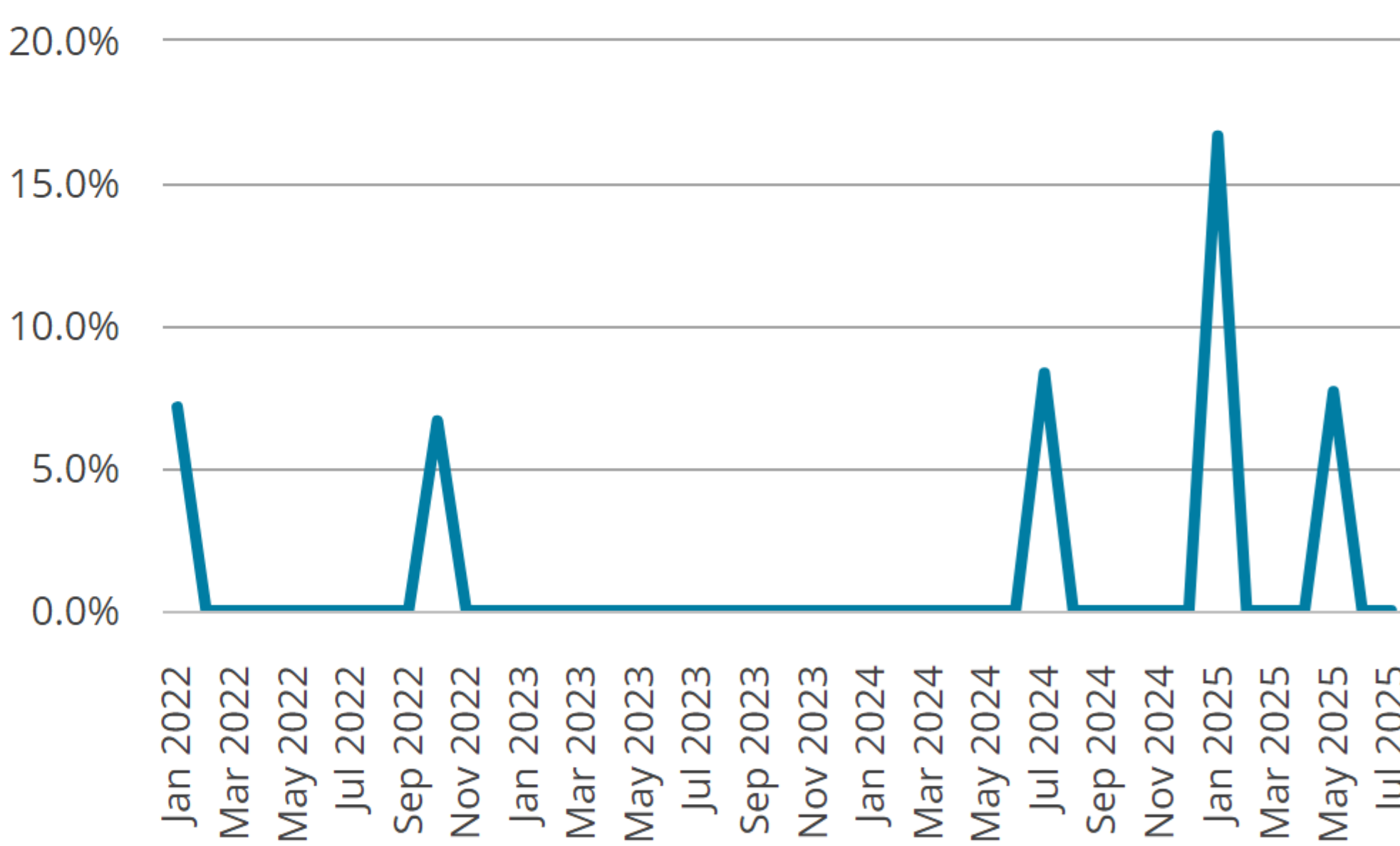


	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$253,750	\$189,000	⬆️ 34.26%	\$206,000	⬆️ 23.18%	\$190,000	\$179,900	⬆️ 5.61%
New Construction Sales Price				\$349,900		\$288,500	\$349,900	⬆️ -0.18%
Closed Sales	6	7	⬆️ -14.29%	12	⬆️ -50.00%	55	58	⬆️ -5.17%
New Listings	11	8	⬆️ 37.50%	8	⬆️ 37.50%	69	65	⬆️ 6.15%
Pending Sales	13	7	⬆️ 85.71%	3	⬆️ 333.33%	63	58	⬆️ 8.62%
Median Days on Market	31	38	⬆️ -18.42%	35	⬆️ -11.43%	38	28	⬆️ 35.71%
Average Days on Market	52	69	⬆️ -23.65%	108	⬆️ -51.42%	74	69	⬆️ 6.68%
Price per Square Foot	\$136	\$121	⬆️ 11.98%	\$124	⬆️ 9.27%	\$124	\$107	⬆️ 15.42%
% of List Price Received	95.9%	94.7%	⬆️ 1.32%	91.6%	⬆️ 4.72%	93.9%	92.4%	⬆️ 1.61%
Active Inventory	25	27	⬆️ -7.41%	29	⬆️ -13.79%	--	--	--
Months Supply of Inventory	4.2	3.9	⬆️ 8.00%	2.4	⬆️ 72.27%	--	--	--

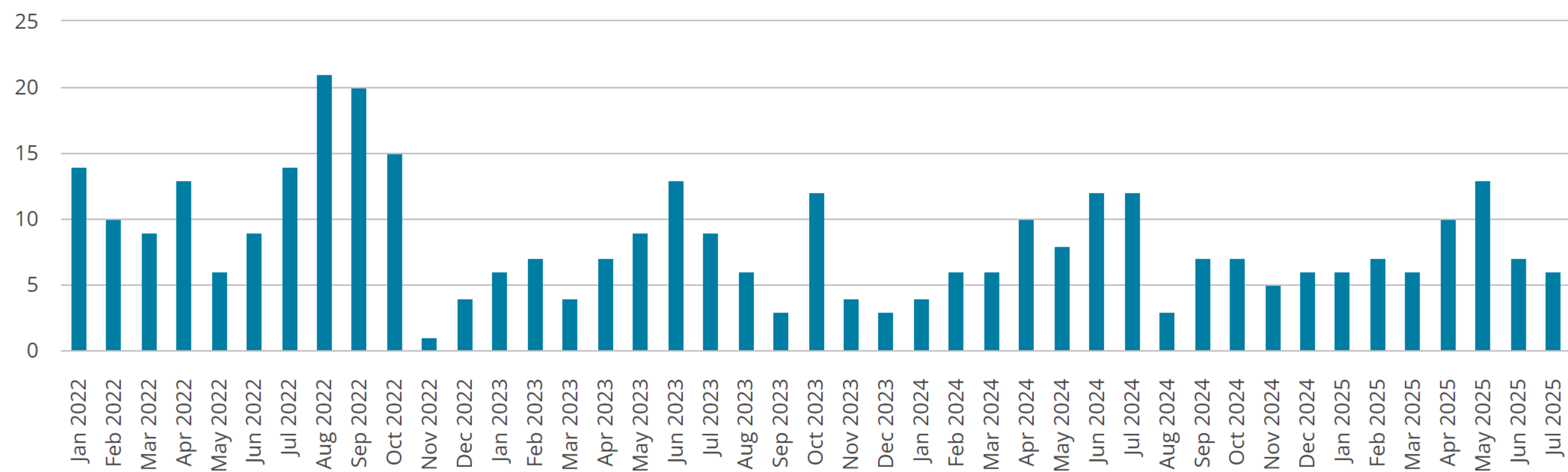
Median Sales Price



Percentage New Construction



Number of Closed Sales



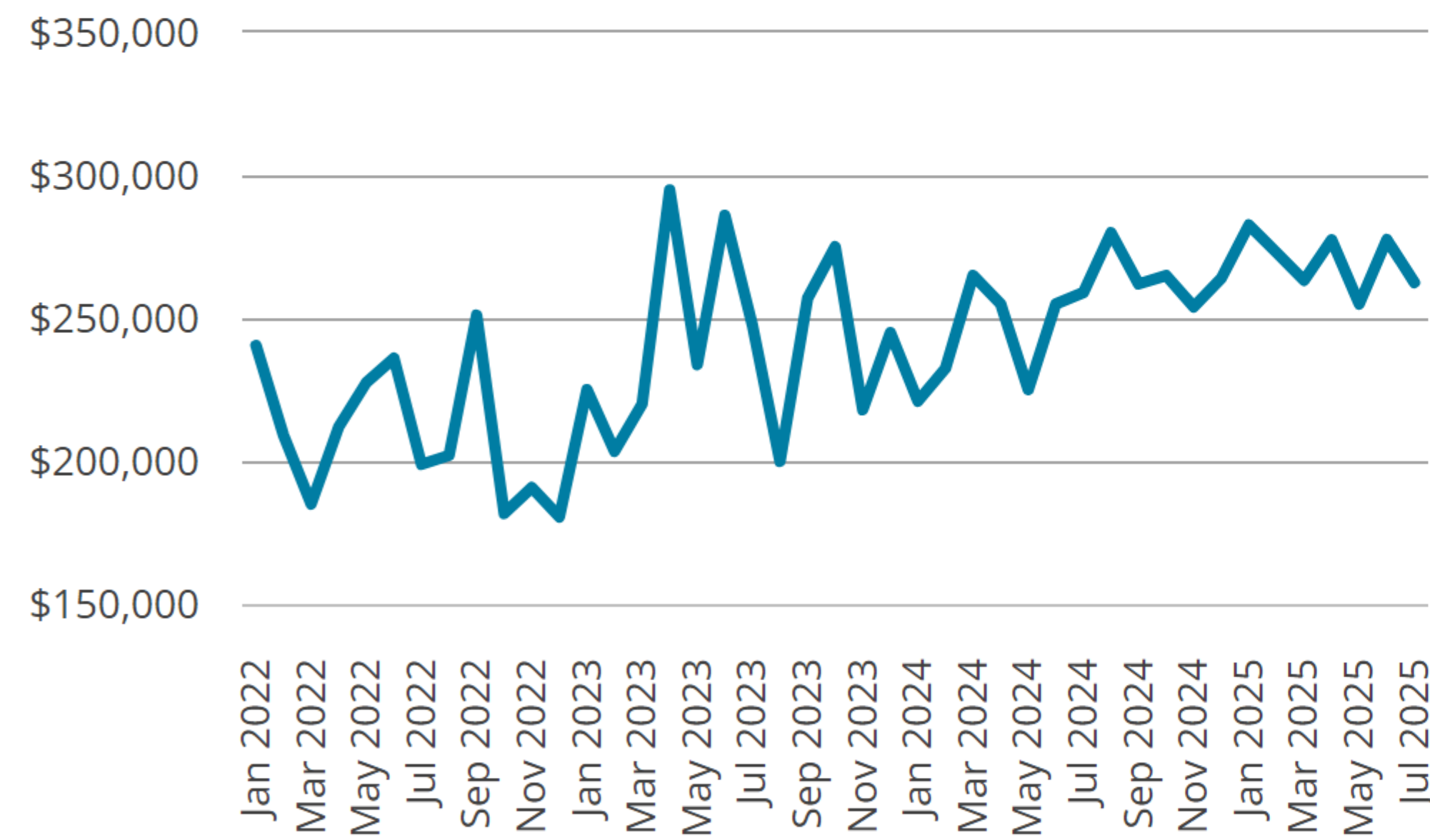
Putnam County

Data for Single Family Residence in Putnam County.

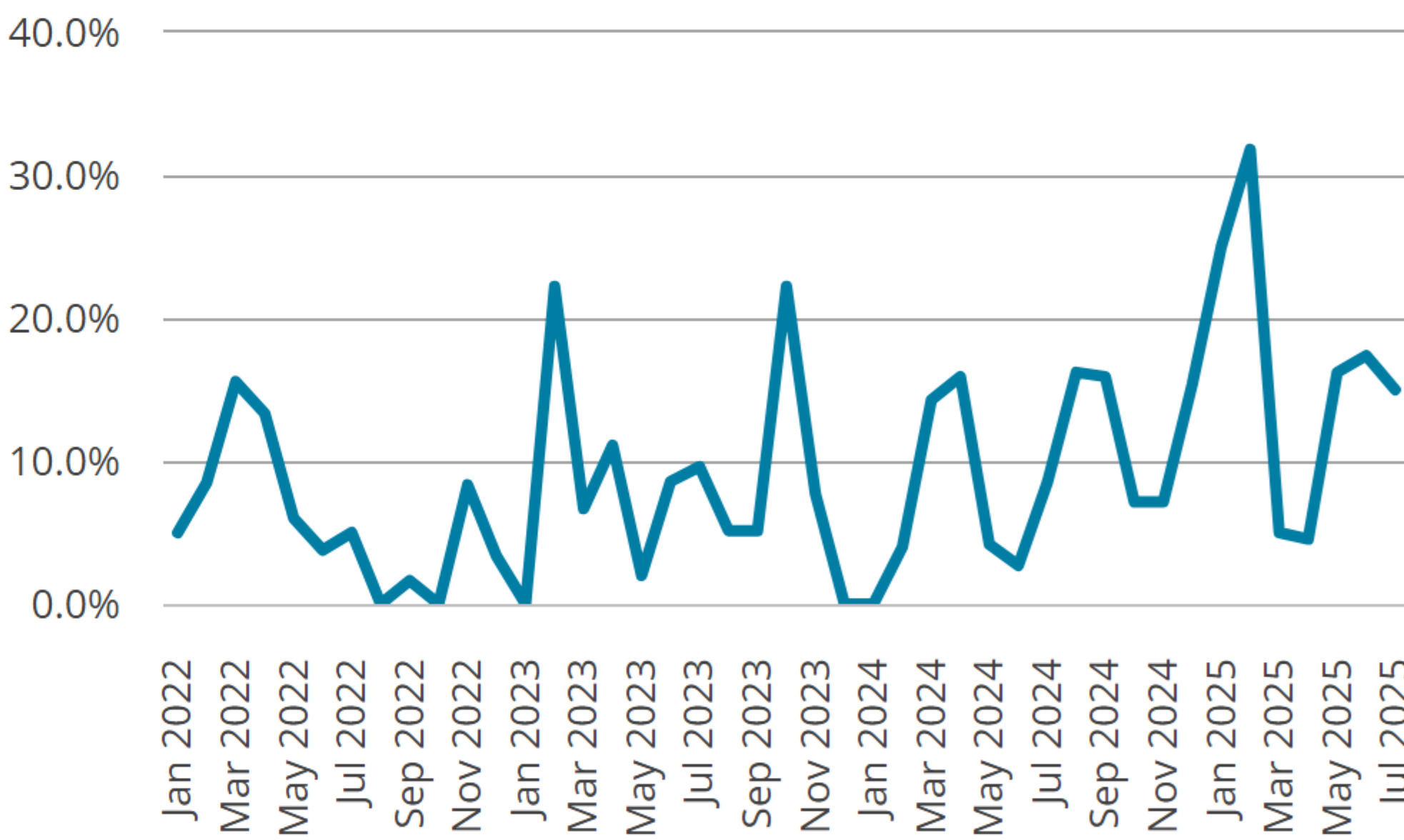


	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$262,500	\$277,500	⬇️ -5.41%	\$259,000	⬆️ 1.35%	\$270,000	\$249,900	⬆️ 8.04%
New Construction Sales Price	\$287,450	\$298,450	⬇️ -0.04%	\$324,925	⬇️ -0.12%	\$298,450	\$305,000	⬇️ -0.02%
Closed Sales	40	46	⬇️ -13.04%	47	⬇️ -14.89%	249	262	⬇️ -4.96%
New Listings	33	45	⬇️ -26.67%	46	⬇️ -28.26%	315	348	⬇️ -9.48%
Pending Sales	42	39	⬆️ 7.69%	35	⬆️ 20.00%	273	275	⬇️ -0.73%
Median Days on Market	41	36	⬆️ 13.89%	18	⬆️ 127.78%	26	14	⬆️ 85.71%
Average Days on Market	49	47	⬆️ 5.67%	33	⬆️ 48.58%	47	38	⬆️ 26.27%
Price per Square Foot	\$171	\$170	⬆️ 0.59%	\$139	⬆️ 22.66%	\$166	\$163	⬆️ 1.84%
% of List Price Received	97.7%	97.1%	⬆️ 0.67%	98.5%	⬇️ -0.80%	97.7%	97.5%	⬆️ 0.26%
Active Inventory	71	90	⬇️ -21.11%	93	⬇️ -23.66%	--	--	--
Months Supply of Inventory	1.8	2.0	⬇️ -9.28%	2.0	⬇️ -10.30%	--	--	--

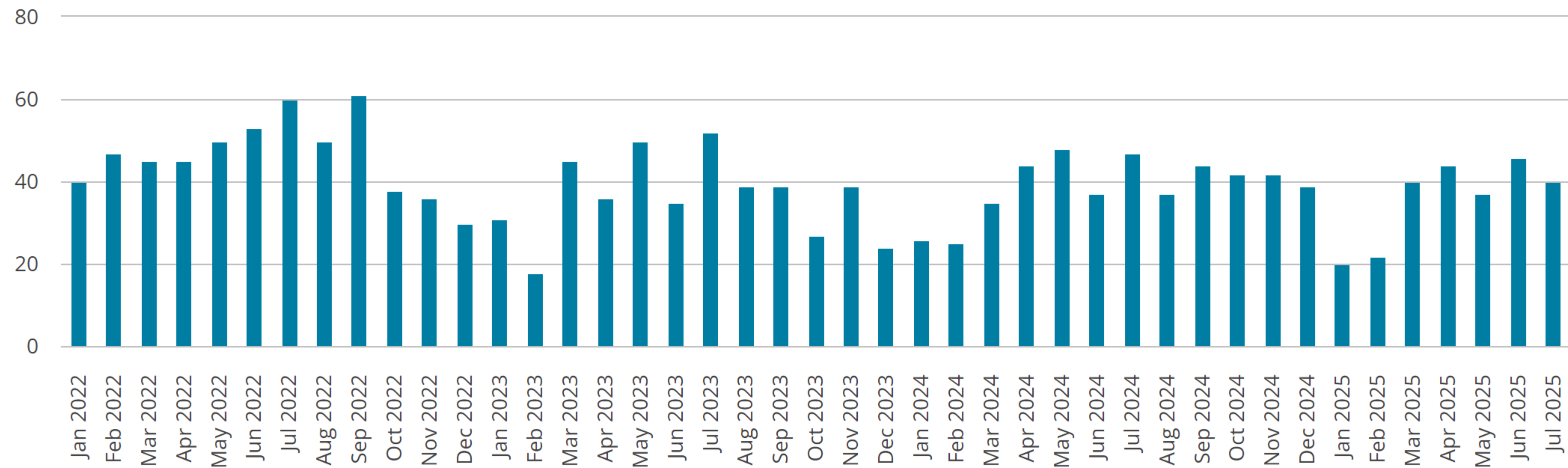
Median Sales Price



Percentage New Construction



Number of Closed Sales



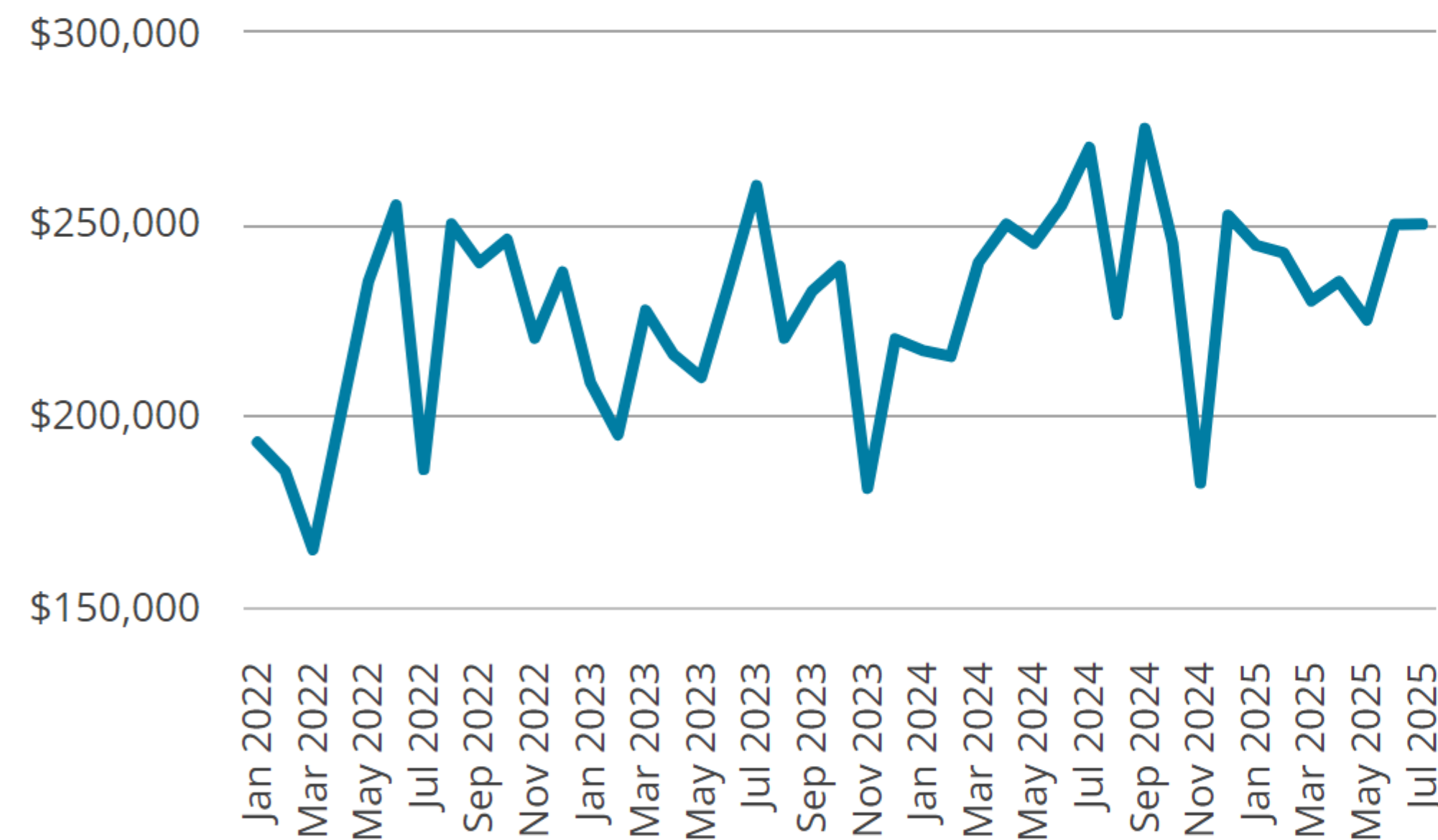
Shelby County

Data for Single Family Residence in Shelby County.

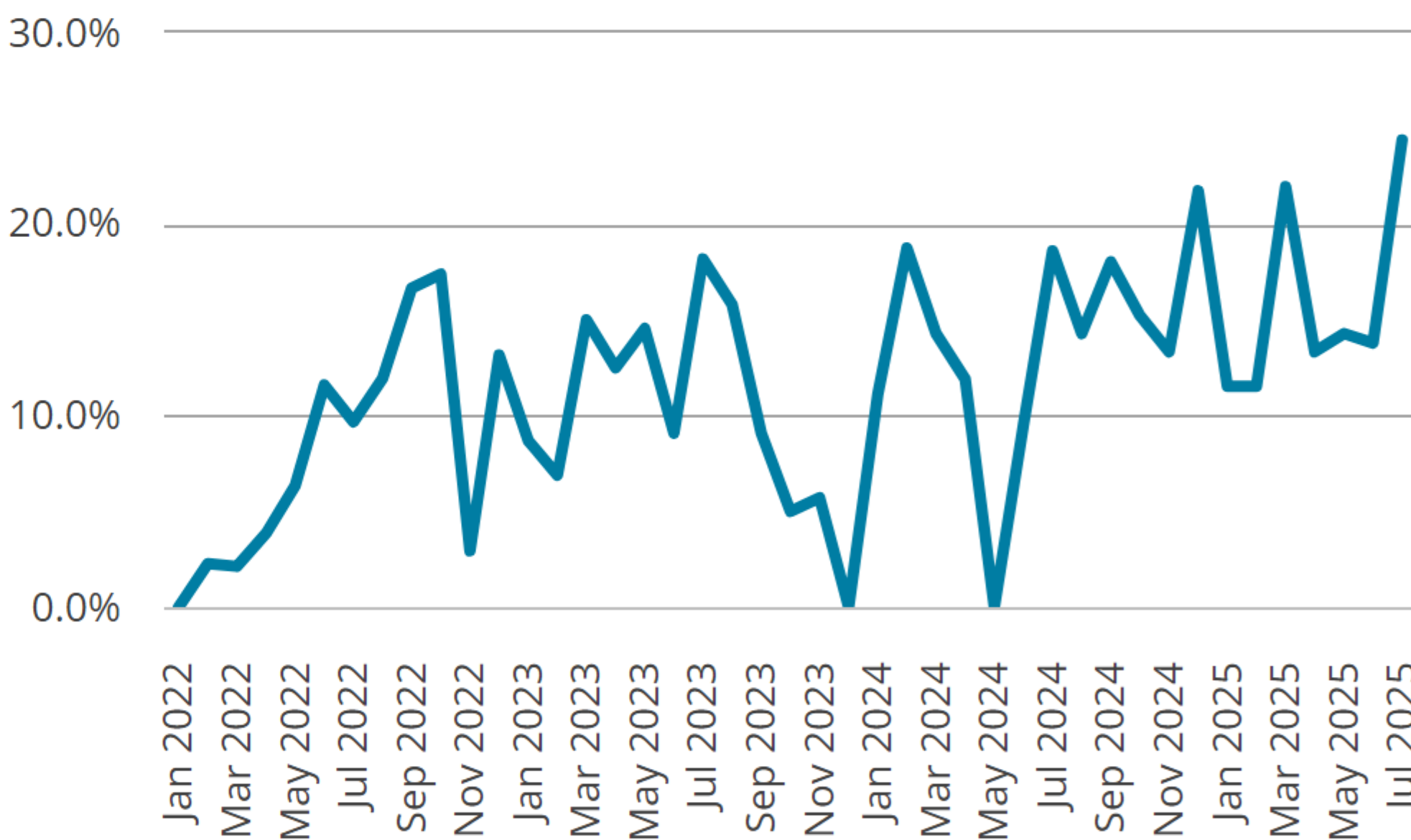


	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$250,000	\$249,900	⬆️ 0.04%	\$270,000	⬇️ -7.41%	\$240,000	\$245,000	⬇️ -2.04%
New Construction Sales Price	\$314,463	\$293,500	⬆️ 0.07%	\$281,750	⬆️ 0.12%	\$297,990	\$328,000	⬇️ -0.09%
Closed Sales	41	58	⬇️ -29.31%	43	⬇️ -4.65%	264	254	⬆️ 3.94%
New Listings	57	63	⬇️ -9.52%	62	⬇️ -8.06%	347	314	⬆️ 10.51%
Pending Sales	56	49	⬆️ 14.29%	50	⬆️ 12.00%	285	271	⬆️ 5.17%
Median Days on Market	16	17	⬇️ -5.88%	8	⬆️ 100.00%	21	14	⬆️ 50.00%
Average Days on Market	43	31	⬆️ 39.68%	33	⬆️ 31.71%	45	48	⬇️ -5.64%
Price per Square Foot	\$149	\$149	➡️ 0.00%	\$150	⬇️ -0.67%	\$148	\$145	⬆️ 2.42%
% of List Price Received	99.0%	98.1%	⬆️ 0.91%	98.4%	⬆️ 0.58%	97.6%	98.2%	⬇️ -0.55%
Active Inventory	99	101	⬇️ -1.98%	84	⬆️ 17.86%	--	--	--
Months Supply of Inventory	2.4	1.7	⬆️ 38.65%	2.0	⬆️ 23.60%	--	--	--

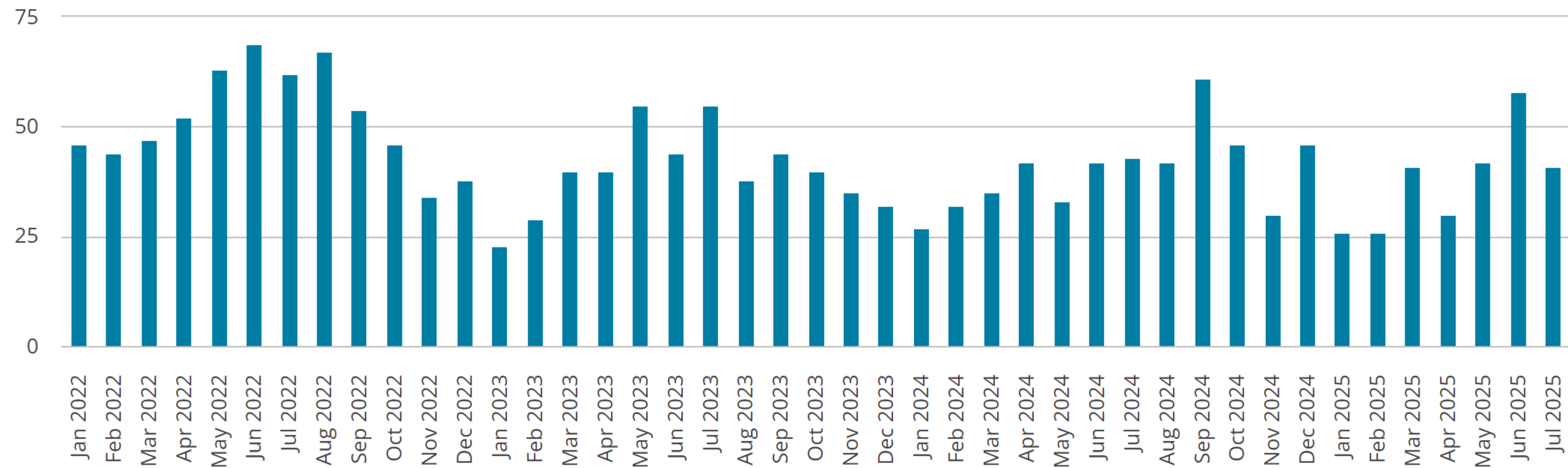
Median Sales Price



Percentage New Construction



Number of Closed Sales

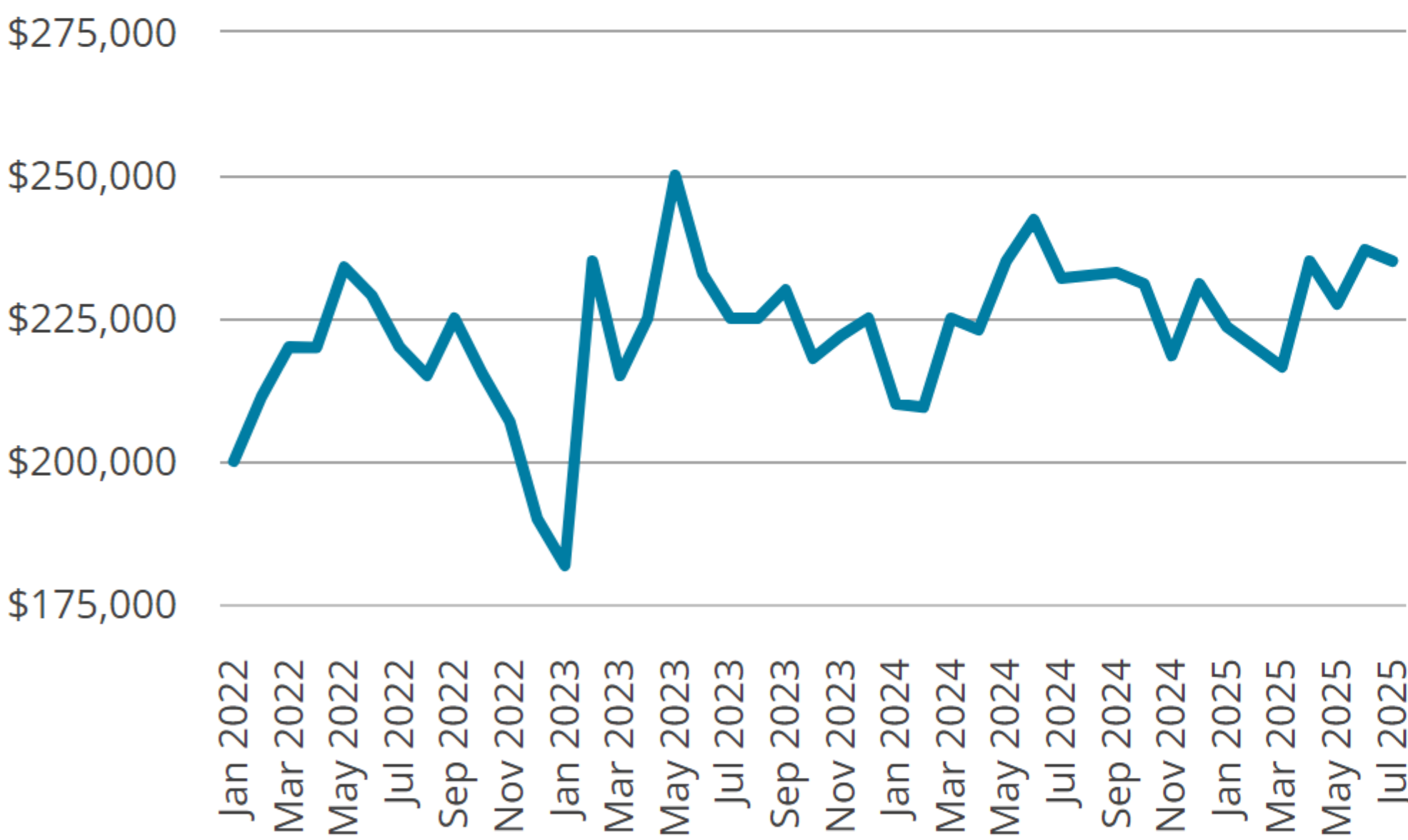


Condominiums

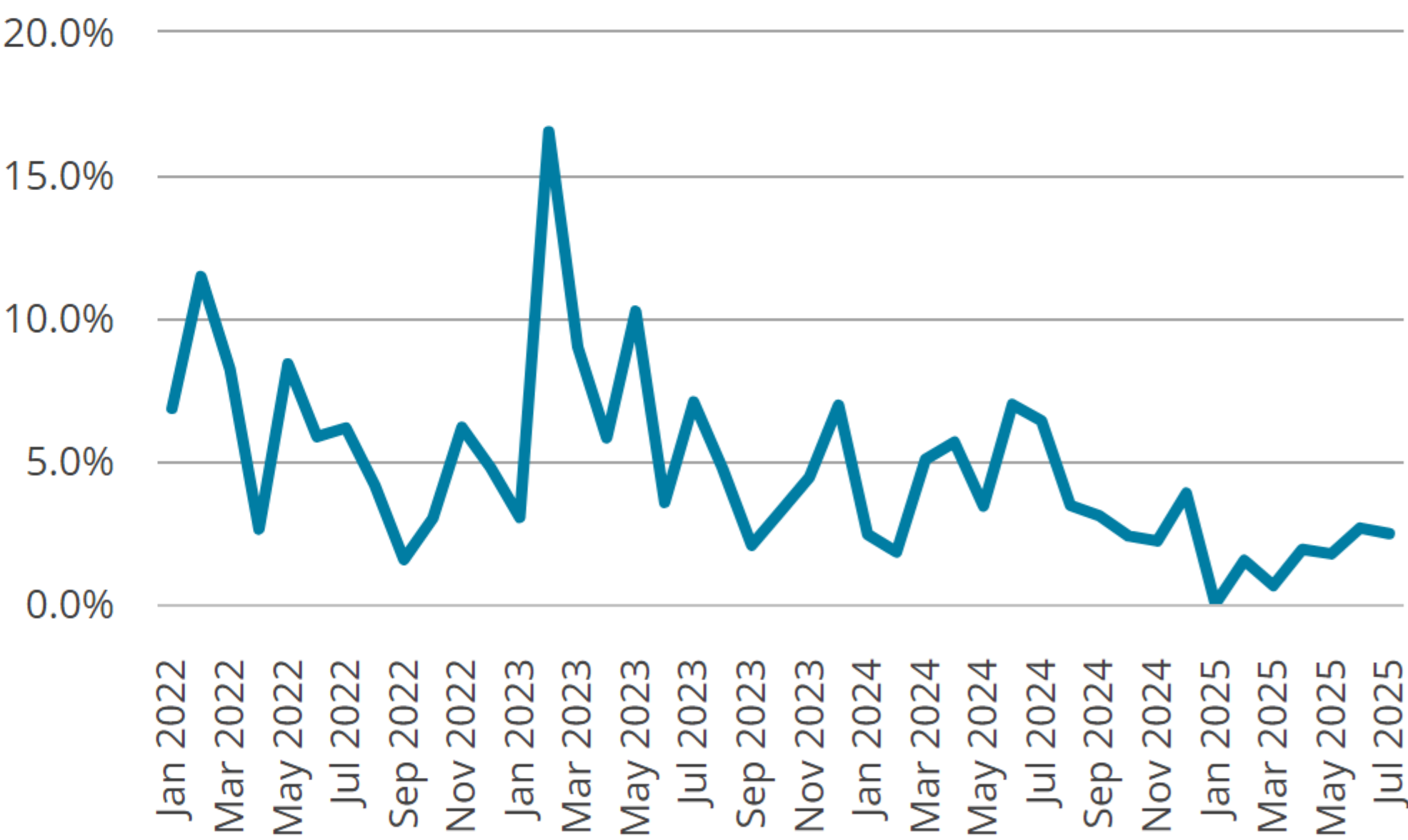
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Jul 2025	Jun 2025	MoM	Jul 2024	YoY	2025	2024	YTD
Median Sales Price	\$235,000	\$237,000	▼ -0.84%	\$232,000	▲ 1.29%	\$227,450	\$225,000	▲ 1.09%
New Construction Sales Price	\$324,300	\$417,000	▼ -0.22%	\$320,427	▲ 0.01%	\$390,000	\$325,000	▲ 0.20%
Closed Sales	203	188	▲ 7.98%	187	▲ 8.56%	1,218	1,043	▲ 16.78%
New Listings	254	233	▲ 9.01%	222	▲ 14.41%	1,653	1,350	▲ 22.44%
Pending Sales	214	199	▲ 7.54%	165	▲ 29.70%	1,338	1,130	▲ 18.41%
Median Days on Market	26.5	21	▲ 26.19%	17	▲ 55.88%	24	18	▲ 33.33%
Average Days on Market	51	47	▲ 8.83%	44	▲ 14.96%	56	47	▲ 20.60%
Price per Square Foot	\$159	\$159	▲ 0.32%	\$156	▲ 1.92%	\$156	\$154	▲ 1.63%
% of List Price Received	97.9%	97.9%	▲ 0.06%	98.4%	▼ -0.48%	97.5%	98.0%	▼ -0.55%
Active Inventory	502	514	▼ -2.33%	361	▲ 39.06%	--	--	--
Months Supply of Inventory	2.5	2.7	▼ -9.55%	1.9	▲ 28.10%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales

